

**CITY OF GRANITE FALLS**

**ORDINANCE NO. 599**

**AN ORDINANCE OF THE CITY OF GRANITE FALLS ENABLING THE COLLECTION OF IMPACT FEES ON RESIDENTIAL DEVELOPMENT FOR COMMON SCHOOL FACILITIES, PROVIDING FOR ADMINISTRATIVE PROCEDURES INCLUDING REFUND MECHANISMS AND APPEALS, CREATION OF A SCHOOL IMPACT FEE ACCOUNT, AND ADOPTING A FORMULA FOR CALCULATION OF FEES AS AUTHORIZED BY THE GROWTH MANAGEMENT ACT OF 1990.**

**THE CITY COUNCIL OF THE CITY OF GRANITE FALLS DO ORDAIN AS FOLLOWS:**

**SECTION 1 – FINDINGS.**

- 1. The Washington State Legislature, with the passage of Chapter 17, Laws of 1990 (Growth Management Act) has removed previously enacted restrictions and authorized development impact fees as an additional source of funding for common school facilities, in addition to local tax revenues and state grants from the Common School Construction Fund.**
- 2. The Growth Management Act (GMA) also amended Chapter 58.17.110, RCW, the planning and subdivision act, to require written findings that “appropriate provisions are made for ...schools and schoolgrounds...”.**
- 3. Demands for construction of new school facilities will continue through the next decade because of increased population.**
- 4. Cities are required to coordinate land use development and the provision of public facilities under mandates of the GMA.**
- 5. While the general community benefits from new public facilities and should continue to pay the majority of facility costs, it is appropriate to require new development to pay some share of its proportional impact on the need for such facilities.**
- 6. Because the Washington State Constitution makes the education of its children the state’s “paramount” duty, there continues to be a state responsibility for the construction of state facilities.**

7. The formula adopted in this ordinance accounts for existing and expected future public funding sources for schools, including the state funding and local bond issues or other revenues. It assumes that these sources will continue to provide a credit for these two funding sources against the calculated impact fees.
8. The adoption of this ordinance and the capital facility plans of the school district, and the imposition of appropriate on-site impact provisions authorized in Chapter 43.21C(SEPA) and 58.17 RCW, constitutes "appropriate provision" of school sites and school facilities.
9. It is the desire of the City of Granite Falls to have new development assessed impact fees in a uniform manner and will endeavor to have a common formula and administration process for the levying of this fee to the maximum degree possible.
10. The City Council of the City of Granite Falls hereby finds and determines that new residential development in the City of Granite Falls will create additional demand and need for school facilities in the City of Granite Falls, and that new residential development should pay a proportionate share of the cost of school facilities needed to serve the new residential development. Pursuant to chapter 82.02 RCW, the City Council adopts this chapter to assess impact fees for school facilities. The provisions of this chapter shall be liberally construed in order to carry out the purposes of the City Council is establishing the impact fee program.

## SECTION 2 – DEFINITIONS.

For the purposes of this ordinance, the following terms shall have the indicated meanings:

1. Act – means the Growth Management Act, Chapter 17, Laws of 1990, 1<sup>st</sup> Ex. Sess., chapter 36.70A RCW et seq., and Chapter 32, Laws of 1991, st Sp. Sess., as now in existence or as hereafter amended.
2. Average Assessed Value – means the district's average assessed value for the dwelling unit type.
3. Boeckh Index – means the current construction trade index of constructions costs for each school type.

4. **Building permit** – means the permit required for new construction and additions, pursuant to the Uniform Building Code. As used herein, the term shall not be deemed to include permits required for remodeling, rehabilitation or other improvements to an existing structure or rebuilding a damaged or destroyed structure, provided there is no increase in the number of dwelling units resulting therefrom.
5. **Capital Facilities** – means school facilities identified in a school district’s capital facilities plan and are “system improvements” as defined by the GMA as opposed to localized “project improvements”.
6. **Capital Facilities Plan** – means the capital facilities plan adopted pursuant to plans adopted by the district and submitted to the City.
7. **Concurrent or the Concurrency standards** – means that the permanent and interim improvements are planned to be or are in place at the time the impacts of development are expected to occur, and that the necessary financial commitments are in place to complete the improvements necessary to serve the development within six (6) years of the time the impacts of the development are expected to occur.
8. **Construction cost per student** – means the estimated cost of construction of a school in the district for the grade level of the proposed school.
9. **Department** – means the Public Works Department of the City of Granite Falls.
10. **Developer** – means the proponent of a development activity, such as any person or entity who owns or holds purchase options or other development control over property for which development activity is proposed.
11. **Development** – means all subdivisions, short subdivisions, conditional or special use permits, binding site plan approvals, rezones accompanied by an official site plan, or building permits (including building permits for multi-family and duplex residential structures, and all similar uses) and other applications requiring land use permits or approval by Granite Falls.
12. **Development approval authority** – means the Granite Falls City Council.

13. **Development Activity** – means any residential construction or expansion of a building, structure or use of land, or any other change in use of a building, structure, or land that creates additional demand and need for school facilities, but excluding building permits for attached or detached accessory apartments, and remodeling or renovation permits which do not result in additional dwelling units.
14. **Director** – means the city of Granite Falls Planning Commission Chairman.
15. **District** – means the Granite Falls School District No. 332.
16. **District Property Tax Levy Rate** – means the district’s current capital property tax rate per thousand dollars of assessed value.
17. **Dwelling Unit Type** – means (1) single-family residences, (2) multi-family one-bedroom apartment or condominium units and (3) multi-family multiple-bedroom apartment or condominium units.
18. **Encumbered** – means to reserve, set aside, or otherwise earmark The impact fees in order to pay for commitments, contractual obligations, or other liabilities incurred for public facilities.
19. **Estimated Facility Construction Cost** – means the planned costs of new schools or the actual constructions costs of schools of the same grade span recently constructed by the district, including on site and off-site improvement costs. If the district does not have this cost information available, construction costs of school facilities of the same or similar grade span within another district are acceptable.
20. **Facility Design Capacity** – means the number of students a school site and its school building is designed to accommodate.
21. **Facilities credit** – means the per-dwelling unit value of any facilities or sites provided directly by the development and accepted by the district.
22. **Feepayer** – means the responsible party for a land use or construction permit for residential development.
23. **Grade span** – means a category into which a district groups its grades of students (e.g., elementary, middle or junior high, and high school).

24. **Impact Fee** – means the fee levied pursuant to this ordinance as a condition of issuance of a building or mobile home permit.
25. **Impact fee account** – means the account established for the school facilities for which impact fees are collected.
26. **Independent fee calculation** – means the school impact calculation and/or economic documentation prepared by a feepayer, or Granite Falls School District No. 332, to support the assessment of an impact fee other than by the use of the schedule attached as Appendix A to this chapter.
27. **Interlocal agreement** – means the school interlocal agreement by the City of Granite Falls and Granite Falls School District No. 332 as authorized in this chapter.
28. **Interest Rate** – means the current interest rate as stated in the Bond Buyer Twenty Bond General Obligations Bond Index.
29. **Land Cost Per Acre** – means the estimated average land acquisition cost per acre (in current dollars) based on recent site acquisition costs, comparisons of comparable site acquisition costs in other districts, or the average assessed value per acre of properties comparable to school sites located within the district.
30. **Land use permit** – is a consolidated development approval or permit.
31. **Multi-Family Unit** means any residential dwelling unit that is not a single-family unit as defined by this ordinance.
32. **Owner** – means the owner of record of real property or the owner's authorized agent.
33. **Permanent Facilities** – means school facilities of the district with a fixed foundation.
34. **Public/Private Ratio** – means the ratio of public revenues to impact fees for financing the unfunded construction, site and temporary facilities costs after state funds are calculated.
35. **Relocatable Facilities** – means factory-built structures, transportable in one or more sections, that are designed to be used as education spaces and are needed to prevent the overbuilding of school

facilities, to meet the needs of service areas within a district, or to cover the gap between the time that families move into new residential developments and the date that construction is completed on permanent school facilities.

36. **Relocatable Facilities Cost** – means the total cost, based on actual costs incurred by the district, for purchasing and installing portable classrooms.

37. **Relocatable Facilities Student Capacity** – means the rated capacity for a typical portable classroom used for a specified grade span.

38. **Residential structure** – means a house, apartment, mobile home, manufactured home or modular home used as a place of residence.

39. **SBE** – means the Washington State Board of Education.

40. **SPI** – means the Washington State Superintendent of Public Instruction.

41. **School Impact Fee** – means a payment of money imposed upon development as a condition of development approval to pay for school facilities needed to serve new growth and development. The school impact fee does not include a reasonable permit fee, an application fee, the administrative fee for collecting and handling impact fees, or the cost of reviewing independent fee calculations.

42. **School facilities** – means facilities owned or operated by Granite Falls School District No. 332, or the facilities or improvements included in the district's capital budget and/or capital facilities plan.

43. **Service area** – means a geographic area described in the city capital facilities plan in which a defined site of public facilities provides service to development within the area. Service areas may be separately described for each type of public facility.

44. **Single-Family Unit** – means any detached residential dwelling unit designed for occupancy by a single family or household.

45. **Site cost per student** – means the estimated cost of a site in the district for the grade level of school to be provided, divided by the design capacity for the grade level of school.

46. **Standard of Service** – means the standard adopted by each district which identifies the program year, the class size by grade span and taking into account the requirements of students with special needs, the number of classrooms, the types of facilities the district believes will best serve its student population, and other factors as identified in the district’s capital facilities plan. The district’s standard of service shall not be adjusted for any portion of the classrooms housed in relocatable facilities which are used as transitional facilities or from any specialized facilities housed in relocatable facilities.

47. **State Match Percentage** – means the proportion of funds that are provided to the district for specific capital projects from the state’s Common School Construction Fund. These funds are disbursed based on a formula which calculates district assessed valuation per pupil relative to the whole state assessed valuation per pupil to establish the maximum percentage of the total project eligible to be paid by the state.

48. **Student Factor (Student Generation Rate)** – means the number of students of each grade span (elementary, middle/junior high, high school) that a district determines are typically generated by different dwelling unit types within the district.

49. **Temporary facilities cost per student** – means the cost of purchasing and siting a portable classroom unit divided by the number of students the units are designed for and discounted to reflect multiple sites uses.

50. **Voluntary agreement** – means an agreement between a developer And Granite Falls School District No. 332 as authorized by RCW 82.02.020.

### SECTION 3 – ASSESSMENT OF IMPACT FEE

1. No building permit shall be issued for a development in the City unless the impact fee is calculated and imposed pursuant to this ordinance.

2. The city shall impose and the School District shall collect impact fees, based on the schedule in Appendix A, from any applicant seeking a land use permit or approval and/or a building permit from the city for any residential development activity within the city, provided that the city shall reevaluate the fees at the time school impact fees are consider by Snohomish County for the remainder of the district.

3. Impact fees shall be paid at the time of building permit issuance, based on the fee schedule in place at the time of permit application. The city staff shall verify that all required school impact fees and/or credits have been collected prior to permit issuance.

4. No fee will be collected by the School District until an interlocal agreement on collection procedures has been approved by the City and the district.

5. The impact mitigation fee shall be based on a capital facilities plan developed and approved by the District, and adopted by the City.

#### SECTION 4 – EXEMPTIONS

1. The following shall be exempted from the payment of all school impact fees:

- A. Any form of housing permanently and exclusively dedicated for senior citizens, defined as over 55 years of age, with the necessary covenants or declarations of restrictions recorded on the property.
- B. Replacement of a residential structure on a site within 12 months of the demolition or removal of the prior residence.
- C. Alterations or expansion or enlargement or remodeling or rehabilitation or conversion of an existing dwelling unit when no additional units are created.
- D. All non residential construction.

2. Except as otherwise provided pursuant to the terms of a voluntary agreement, plat condition or State Environmental Police act mitigation entered into between Granite Falls School District No. 332 and a developer; or imposed by the city, the payment of fees, the dedication of land, or the construction of a school facility by the developer pursuant to the terms of a voluntary agreement entered into between the School

District and a developer prior to the effective date of this ordinance, shall be deemed to be complete mitigation for the impact of the specific development on the School District. The units in the identified development shall be exempt from the payment of school impact fees for the School District. The developer shall provide to the director documentation demonstrating compliance with the terms of the voluntary agreement.

3. The director shall be authorized to determine whether a particular development activity falls within an exemption identified in this section, in any other section, or under other applicable law.

#### SECTION 5 – CREDITS

1. The feepayer shall direct the request for a credit or credits to the director who shall forward the request to Granite Falls School District No. 332. The district shall first determine the general suitability of the land, improvements and/or construction for district purposes. The district shall then determine whether the land, improvements and/or the facility constructed are included within the district's adopted capital facilities plan or the board of directors for Granite Falls School District may make the finds that such land, improvements and/or facilities would serve the goals and objectives of the district's capital facilities plan. The district shall forward its determination to the director, including cases where the district determines that the dedicated land, improvements, and/or construction are not suitable for district purposes. The director shall adopt the determination of Granite Falls School District and shall inform the applicant, in writing, of the adoption of the district's determination.

2. For each request for a credit or credits, once the School District Has determined that the land, improvements, and/or construction would be suitable for district purposes, Granite Falls School District shall select an appraiser. The appraiser shall be directed to determine for the district the value of the dedicated land, improvements, or construction provided by the feepayer on a case-by-case basis.

3. The feepayer shall pay for the cost of the appraisal or request that the costs of the appraisal be deducted from the credit which the district may be providing to the feepayer, in the event that a credit is awarded.

4. After receiving the appraisal, Granite Falls School District shall provide the applicant with a letter or certificate setting for the dollar amount of the credit, the reason for the credit where applicable, the legal description of the site donated, and the legal description or other adequate description of the project or development to the which the credit may be applied. The applicant must sign and date a duplicate copy of such letter or certificate indicating his/her agreement to the terms of the letter or certificate, and return such signed document to the district before the impact fee credit will be awarded. The failure of the applicant to sign, date and return such documents within 60 calendar days shall nullify the credit. The district shall notify the director of the credit so that appropriate conditions can be placed on the approved plans and permit.

5. Any claims for credit must be made no later than 20 calendar days after the submission of an application for a building permit.
6. For each request for a credit for significant past tax payments made for particular school system improvements, the feepayer shall submit receipts and a calculation of past tax payments earmarked for or proratable to the particular school system improvements.

#### **SECTION 6 – TAX ADJUSTMENTS**

Pursuant to and consistent with the requirements of RCW 82.02.060, the capital facilities plan has provided adjustments for future taxes to be paid by the new development which are earmarked or proratable to the particular school system improvements which will serve the next development. The impact fee schedule in Appendix A has been reasonable adjusted for taxes and other revenue sources which are anticipated to be available to fund particular school system improvements.

#### **SECTION 7 – APPEALS**

1. Appeals regarding the impact fees imposed on any development activity may only be taken by the feepayer of the property where such development activity will occur. No appeal shall be permitted unless and until the impact fees at issue have been paid.
2. Determinations with respect to the applicability of the impact fees to a land use permit and/or building permit, the availability of an exemption, the availability or value of a credit, or the decision concerning the independent fee calculation, or the fees imposed, or any other determination made pursuant to this chapter, can be appealed to the City Council.
3. Appeals shall be filed within 15 working days of the issuance of a written determination by filing a notice of appeal specifying the grounds thereof, and depositing an administrative fee in the amount of \$300.00. The director and the district shall transmit to the city council all papers constituting the record for the determination.
4. The City Council shall fix a time for the hearing of the appeal, give notice to the parties of record, and decide the same. At the hearing, any party may appear in person or by agent or attorney.

5. The action of the City Council shall be taken by the adoption of a motion by the city council. When taking any such final action, the city council shall make and enter findings of fact from the record and conclusions thereof which support its action.

6. The action of the City Council approving, modifying, or rejecting a decision of the director and/or district shall be final and conclusive, unless within 20 calendar days from the date of the city council action, Granite Falls School District or any feepayer applies for a writ or certiorari to the Superior Court of Washington for Snohomish County, for the purpose of review of the action taken.

**SECTION 8 – AUTHORIZATION FOR THE SCHOOL INTERLOCAL AGREEMENT AND THE ESTABLISHMENT OF THE SCHOOLS IIMPACT FEE ACCOUNT**

1. The Interlocal Agreement shall contain a hold harmless and idemnification provisions which states that: The District shall indemnify and hold the City harmless for all costs and attorney fees associated with challenges to the fee amounts, the calculations and formula regarding impact fees, request for Credit under Section 5 of this Ordinance, Independent Fee Calculaitons under Section 13 of this Ordinance, the District Capital Facilities Plan, the record keeping by the District, the expenditure of funds collected, and for Request for Refunds under Section 5 of this Ordinance.

2. The Mayor is authorized to execute, on behalf of the city, an interlocal agreement for the collection, expenditure, and reporting of school impact fees; provided that, such interlocal agreement complies with the provisions of this section.

3. As a condition of the interlocal agreement, Granite Falls School District shall establish a school impact account . This account shall be an interest bearing account.

4. Funds withdrawn from the schools impact account for Granite Falls School District No. 332 must be used in accordance with the provisions of this chapter. The interest earned shall be retained in this account and extended for the purposes for which the school impact fees were collected.

5. On an annual basis, pursuant to the interlocal agreement, Granite Falls School District shall provide a report to the City Council on the

schools impact account, showing the source and amount of all moneys collected, earned, or received, and the public improvements that were financed in whole or in part by impact fees.

6. School impact fees shall be expended or encumbered within six years of receipt, unless the city council identifies in writing findings extraordinary and compelling reason or reasons for Granite Falls School District No. 332 to hold the fees beyond the six-year period. Under such circumstances, the city council shall establish the period of time within which the impact fee shall be expended or encumbered, after consultation with Granite Falls School District.

#### SECTION 9 – REFUNDS

1. If Granite Falls School District fails to extend or encumber the Impact fees within six years of when the fees were paid, or where extraordinary compelling reasons exist, the current owner of the property on which impact fees have been paid by receive a refund of such fees. In determining whether impact fees have been extended or encumbered, impact fees shall be considered extended or encumbered on a first-in, first-out basis.

2. The city shall notify potential claimants by first class mail deposited with the United States Postal Service at the last known address of such claimants. A potential claimant or claimants must be the owner of the property.

3. Owners seeking a refund of impact fees must submit a written request for a refund of the fees to the director within one year of the date the right to claim the refund arises or the date that notice is given, whichever is later.

4. Any impact fees for which no application for a refund has been made within this one-year period shall be retained by the School District and expended on the appropriate school facilities.

5. Refunds of impact fees under this section shall include any interest earned on the impact fees by the School District.

7. When the city seeks to terminate any or all components of the Impact fee program, all unexpended or unencumbered funds, from any terminated component or components, including interest earned, shall be refunded pursuant to this section. Upon the finding that any or all fee requirements re to be terminated the city shall place notice of such

termination and the availability of refunds in a newspaper of general circulation, two times and shall notify all potential claimants by first class mail at the last know address of the claimants. All Funds available for refund shall be retained for a period of one year. At the end of one year, any remaining funds shall be retained by the School District, but must be expended for the appropriate school facilities. This notice requirement shall not apply if there are no unexpended or unencumbered balances within the account or accounts being terminated.

8. Granite Falls School District No. 332 shall also refund to the current owner of property for which impact fees have been paid all impact fees paid, including interest earned on the impact fees, if the residential development for which the impact fees were imposed did not occur; provided that a request for a refund shall be made within 30 days following the expiration of the building permit. If within three years, the project proceeds with the same or substantially similar residential development, the owner can petition the School District for an offset. Granite Falls School District shall determine whether to grant an offset, based on receipts provided by the petitioner of impact fees previously paid for the same or substantially similar residential development project.

#### SECTION 10 – USE OF FUNDS

1. Pursuant to this chapter, impact fees:
  - A. Shall be used for school improvements of Granite Falls School District that will reasonably benefit the new development; and
  - B. Shall not be imposed to make up for deficiencies in District No. 332 school facilities serving existing developments; and
  - C. Shall not be used for maintenance or operation.
  
2. Impact fees may be spent for Granite Falls School District improvements, including but not limited to school planning, land acquisition, site improvements, necessary off-site improvements, construction, engineering, architectural, permitting, financing, and administration expenses, applicable impact fees or mitigation costs, capital equipment pertaining to educational facilities, and any other expenses which can be capitalized.

#### SECTION 11 – SCHOOL IMPACT FEES AND ADMINISTRATIVE FEES

1. The school impact fees set forth in Appendix A, attached to this

Ordinance, are generated from the formula for calculating impact fees set forth in District No. 332's capital facilities plan. Except as otherwise provided in this Ordinance, all land use and building permits issued by the city will be charged the school impact fee in Appendix A.

2. The city's cost of administering the impact fee program shall be \$15.00 per dwelling unit and shall be paid by the applicant to the city as part of the development application fee.

**SECTION 12 – FEE ADJUSTMENTS.**

The adjustments to the impact fees reflect the legislative determination that while the full impact fees per dwelling unit accurately characterize the cost of the school facilities required for each new development, as documented in District No. 332's capital facilities plan, the council has, as a matter of policy and at the request of the School District, decided to provide discretionary adjustments for local bond issues. The council is authorized to reduce or to increase the adjustments as part of its annual or periodic review of the fee schedule, or at any other time, by adopting an amendatory ordinance. No additional technical analysis is required for reductions to or increased in the amount of the adjustments.

**SECTION 13 – INDEPENDENT FEE CALCULATIONS**

1. If District No. 332 believes in good faith that none of the fee categories or fee amounts set forth in the schedule in Appendix A accurately describe or capture the impacts of a new development on school, Granite Falls School District may conduct independent fee calculations and submit such calculations to the director. The alternative fees and the calculations shall be set forth in writing and shall be mailed to the feepayer.

2. If a feepayer opts not to have the impact fees determined according to the schedule set forth in Appendix A, then the feepayer shall prepare and submit to the School District an independent fee calculation for the development activity for which approval is sought. The documentation submitted shall show the basis upon which the independent fee calculation was made. School District No. 332 shall review the independent fee calculation and provide an analysis to the director concerning whether the independent fee calculation should be accepted, rejected, or accepted in part. The fees or alternative fees and the calculations shall be set forth in writing and shall be mailed to the feepayer.

3. Any feepayer submitting an independent fee calculation will be required to pay the district a fee to cover the cost of reviewing the independent fee calculations. The fee shall be \$500.00 plus any additional staff time spent in the review and the cost of consultant services if the district deems these services to be necessary. The district shall require the feepayer to post a cash deposit of \$500.00 prior to initiating the review.

4. While there is presumption that the calculations set forth in District No. 332's capital facilities plan are valid, the district shall consider the documentation submitted by the feepayer and the analysis prepared by Granite Falls School District staff, but is not required to accept such documentation or analysis and may, in the alternative, require the feepayer to submit addition or different documentation for consideration. The district is authorized to adjust the impact fees on a case-by-case basis based on the independent fee calculation, the specific characteristics of the development, and/or principles of fairness. The fees or alternative fees and the calculations shall be set forth in writing and shall be mailed to the feepayer and to the director.

SECTION 14 - EXISTING AUTHORITY UNIMPAIRED

Nothing in this chapter shall reclude the city from requiring the feepayer or the proponent of a development activity to mitigate averse environmental impacts of a specific development pursuant to the State Environmental Police Act, chapter 43.21C RCW, based on the environmental documents accompanying the underlying development approval process, and/or chapter 58.17 RCW, governing plats and subdivisions; provided, that the exercise of this authority is consistent with this Ordinance and with RCW 43.21C.065 and 82.02.100.

SECTION 15 - SEVERABILITY.

If any provision of this act or its application to any person or circumstances is held to be unconstitutional or invalid for any reason, the remainder of the ordinance of the application of the provision to other persons or circumstances is not affected.

This Ordinance shall be effected July 23, 1998

PASSED AND APPROVED THIS 8 day of July, 1998.

Della R. Morris  
MAYOR

ATTEST:

Gerry James  
City Clerk

APPROVED AS TO FORM:

Cheryl L. Beyer  
City Attorney

DATE OF FIRST READING:	APRIL 22, 1998
DATE OF SECOND READING:	JUNE 24, 1998
DATE OF THIRD READING:	JULY 8, 1998
DATE OF PUBLICATION:	JULY 17, 1998
EFFECTIVE DATE:	JULY 23, 1998

## APPENDIX A

The school impact fee shall be calculated in accordance with the formula established in Table 1 below. The school impact fee calculated in accordance with the formula established in Table 1 shall then be multiplied by 0.5 to determine the school impact fee due and payable. Such school impact fee shall, however, be subject to the limitations below.

The school impact fee amount calculated shall not exceed the amount of \$2000 per each single-family unit proposed for a given development activity.

The school impact fee amount shall not exceed the amount of \$1500 per each multi-family unit proposed for a given development activity.

The school impact fee limitations of \$2000 per single-family unit and \$1500 per multi-family unit shall be subject to annual adjustment to reflect the increase (if any) in the adjustment index for the adjustment year, as follows on the following page:

APPENDIX A

$$\begin{array}{rcl}
 \text{SCHOOL IMPACT} & & \text{ADJUSTMENT INDEX FOR} \\
 \text{FEE LIMITATION} & \times & \text{ADJUSTMENT YEAR} \\
 & & \text{-----} \\
 & & \text{ADJUSTMENT INDEX} \\
 & & \text{FOR BASE YEAR} \\
 & = & \text{ADJUSTED} \\
 & & \text{SCHOOL IMPACT} \\
 & & \text{FEE LIMITATION}
 \end{array}$$

The "adjustment index for the adjustment year" shall be determined by reference to the Producer Price Index, Material Inputs to Construction industries, New Construction. The "adjustment index for the base year" is 135.1 (May, 1977). If for any reason the adjustment index referenced herein shall cease to exist, the Director shall determine a successor adjustment index.

TABLE 1

Impact Fee Calculation Formula

A. General

The formula in this section provides the basis for the impact fee schedule for each district serving Snohomish County. District capital facilities plans shall include a calculation of its proposed impact fee schedule, by dwelling unit type, utilizing this formula. In addition, a detailed listing and description of the various data and factors needed to support the fee calculation is included herein and within definitions.

B. Determination of Projected School Capacity Needs

Each district shall determine, as part of its capital facilities plan, projected school capacity needs for the current year and for not less than the succeeding five-year period. The capital facilities plan shall also include estimated capital costs for the additional capacity needs, and those costs provide the basis for the impact fee calculations set forth in this section.

C. Cost Calculation by Element

The fees shall be calculated on a "per dwelling unit" basis, by "dwelling unit type" as set forth below.

APPENDIX A

1. Site Acquisition Cost Element

$$\{[B(2) \times B(3) \div B(1)] \times A(1)\} = \text{Site Acquisition Cost Element}$$

Where:

B(2) = Site Size (in acres, to the nearest 1/10<sup>th</sup>)

B(3) = Land Cost (Per Acre, to the nearest dollar)

B(1) = Faculty Design Capacity

A(1) = Student Factor (for each dwelling unity type)

The above calculation shall be made for each of the identified grade levels (E.G. elementary, middle, junior high and/or senior high). The totals shall then be added with the result being the "Total Site Acquisition Cost Element" for purposes of the final school impact fee calculation below.

2. School Construction Cost Element

$$\{C(1) \div B(1) \times A(1)\} = \text{School Construction Cost Element}$$

Where:

C(1) = Estimated Facility Construction Cost

B(1) = Facility Design Capacity

A(1) = Student Factor (for each dwelling unit type)

The above calculation shall be made for each of the identified grade levels (e.g. elementary, middle, junior high and/or senior high). The totals shall then be added and multiplied by the square footage of permanent facilities divided by the total square footage of school facilities, with the result being the "Total School Construction Cost Element" for purposes of the final school impact fee calculation below.

3. Relocatable Facilities (Portables) Cost Element

$$\{E(1) \div E(2)\} \times A(1) = \text{Relocatable Facilities Cost Element}$$

APPENDIX A

Where:

$E(1)$  = Relocatable Facilities Cost

$E(2)$  = Relocatable Facilities Student Capacity

$A(1)$  = Student Factor (for each dwelling unit type)

The above calculation shall be made for each of the identified grade levels (e.g. elementary, middle, junior high and/or senior high). The totals shall then be added and multiplied by the square footage of relocatable facilities divided by the total square footage of school facilities, with the results being the "Total Relocatable Facilities Cost Element" for purposes of the final school impact fee calculation below.

**D. Credits Against Cost Calculation – Mandatory**

The following monetary credits shall be deducted from the calculated cost elements defined above for purposes of calculating the final school impact fee below.

**1. State Match Credit**

$D(1) \times D(3) \times D(2) \times A(1)$  = State Match Credit

Where:

$D(1)$  = Boeckh Index

$D(3)$  = Square footage of school space allowed per student, by grade span, by the Office of the Superintendent of Public Instruction

$D(2)$  = State Match Percentage

$A(1)$  = Student Factor (for each dwelling unit type)

The above calculations shall be made for each of the identified grade levels (e.g. elementary, middle, junior high and/or senior high). The totals shall then be added with the result being the "Total State Match Credit" for purposes of the final school impact fee calculation below.

APPENDIX A

2. Tax Payment Credit

$$\frac{\{(1 + F(1))^{10}\} - 1}{F(1)(1 + F(1))^{10}} \times F(2) \times F(3) = \text{Tax Credit}$$

Where:

F(1) = Interest Rate

F(2) = District Property Tax Levy Rate

F(3) = Average Assessed Value (for each dwelling unit type)

E. Adjustments Against Cost Calculation – Elective by District

Recognizing that the availability of other sources of public funds varies among districts, each district may provide an additional credit against school impact fees which the district determines will provide the best balance in system improvement funding within the district, between school impact fees and other sources of local public funds available to the district. This adjustment may reduce, but may not increase, the school impact fee from the amount determined by application of the elements identified above. The adjustment, if any, applied by the district shall be specified within the capital facilities plan adopted by the district.

F. Calculation of Total Impact Fee

1. The total school impact fee, per dwelling unit, assessed on a development activity shall be the sum of:

Total Site Acquisition Cost Element  
Total School Construction Cost Element  
Total Relocatable Facilities Cost Element

Minus the sum of:

Total State Match Credit  
Total Tax Payment Credit  
Elective Adjustment by District

Expressed in Total Dollars Per Dwelling Unit, by Dwelling Unit Type.

## APPENDIX A

The total school impact fee obligation for each development activity pursuant to the school impact fee schedule of this ordinance shall be calculated as follows:

Number of Dwelling Units, by Dwelling Unit Type

Multiplied by

School Impact Fee for Each Dwelling Unit Type

Less

The value of any in-kind contributions proposed by the Developers and accepted by the School District.

APPENDIX B

GRANITE FALLS SCHOOL DISTRICT  
SCHOOL IMPACT FEE CALCULATIONS

APPENDIX B

Single Family Unit

Site Acquisition Cost

		Acres					
Elem	10.00	x cost/acre	45,000.00	/ capacity of students	600.00	x student factor	0.32 = 240.00
MS	0.00		45,000.00		600.00		0.09 0.00
HS	0.00		45,000.00		800.00		0.15 0.00

School Construction Cost

Elem	0.00		/ capacity of students	600.00	x student factor	0.32	0.00
MS	5,600,000.00		/ capacity of students	600.00	x student factor	0.09	821.33
HS	19,000,000.00		/ capacity of students	800.00	x student factor	0.15	3,586.25

Relocatable Facilities Cost

Elem	120,000.00	x value of	1.50	/facility size	54.00	x student factor	0.32	1,066.67
MS	60,000.00	x value of	1.50	/facility size	27.00	x student factor	0.09	293.33
HS	180,000.00	x value of	1.50	/facility size	81.00	x student factor	0.15	503.33

Subtotal

Elem								1,306.67
MS								1,114.67
HS								4,089.58

Less: Credits

State Match Credit

Elem	0.00		/ capacity of students	600.00	x student factor	0.32	0.00
MS	1,300,000.00		/ capacity of students	600.00	x student factor	0.09	190.67
HS	5,600,000.00		/ capacity of students	800.00	x student factor	0.15	1,057.00

Tax Payment Credit

Elem								0.00
MS								0.00
HS								0.00

Elective Adjustment

Elem								0.00
MS								0.00
HS								0.00

Total Credits

Elem								0.00
MS								190.67
HS								1,057.00

Total Costs less Total Credits

Elem								1,306.67
MS								924.00
HS								3,032.58

TOTAL IMPACT MITIGATION FEE

5,263.25

APPENDIX B

Multi-Family Unit (1 bedroom)

Site Acquisition Cost

	Acres						
Elem	10.00	x cost/acre	45,000.00	/ capacity of students	600.00	x student factor	0.05 = 34.50
MS	0.00		45,000.00		600.00		0.01 0.00
HS	0.00		45,000.00		800.00		0.02 0.00

School Construction Cost

Elem	0.00			/ capacity of students	600.00	x student factor	0.05 0.00
MS	5,600,000.00			/ capacity of students	600.00	x student factor	0.01 121.33
HS	19,000,000.00			/ capacity of students	800.00	x student factor	0.02 522.50

Relocatable Facilities Cost

Elem	120,000.00	x value of	1.50	/facility size	54.00	x student factor	0.05 153.33
MS	60,000.00	x value of	1.50	/facility size	27.00	x student factor	0.01 43.33
HS	180,000.00	x value of	1.50	/facility size	81.00	x student factor	0.02 73.33

Subtotal

Elem							187.83
MS							164.67
HS							595.83

Less: Credits

State Match Credit

Elem	0.00			/ capacity of students	600.00	x student factor	0.05 0.00
MS	1,300,000.00			/ capacity of students	600.00	x student factor	0.01 28.17
HS	5,600,000.00			/ capacity of students	800.00	x student factor	0.02 154.00

Tax Payment Credit

Elem							0.00
MS							0.00
HS							0.00

Elective Adjustment

Elem							0.00
MS							0.00
HS							0.00

Total Credits

Elem							0.00
MS							28.17
HS							154.00

Total Costs - Total Credits

Elem							187.83
MS							136.50
HS							441.83

TOTAL IMPACT MITIGATION FEE

766.17

APPENDIX B

Multi-Family Unit (2 bedroom+)							0.00
Site Acquisition Cost							
	Acres						
Elem	10.00	x cost/acre	45,000.00	/ capacity of students	600.00	x student factor	0.23 = 171.75
MS	0.00		45,000.00		600.00		0.06 0.00
HS	0.00		45,000.00		800.00		0.11 0.00
School Construction Cost							
Elem	0.00			/ capacity of students	600.00	x student factor	0.23 0.00
MS	5,600,000.00			/ capacity of students	600.00	x student factor	0.06 588.00
HS	19,000,000.00			/ capacity of students	800.00	x student factor	0.11 2,565.00
Relocatable Facilities Cost							
Elem	120,000.00	x value of	1.50	/facility size	54.00	x student factor	0.23 763.33
MS	60,000.00	x value of	1.50	/facility size	27.00	x student factor	0.06 210.00
HS	180,000.00	x value of	1.50	/facility size	81.00	x student factor	0.11 360.00
Subtotal							
Elem							935.08
MS							798.00
HS							2,925.00
Less: Credits							
State Match Credit							
Elem	0.00			/ capacity of students	600.00	x student factor	0.23 0.00
MS	1,300,000.00			/ capacity of students	600.00	x student factor	0.06 136.50
HS	5,600,000.00			/ capacity of students	800.00	x student factor	0.11 756.00
Tax Payment Credit							
Elem							0.00
MS							0.00
HS							0.00
Elective Adjustment							
Elem							0.00
MS							0.00
HS							0.00
Total Credits							
Elem							0.00
MS							136.50
HS							756.00
Total Costs - Total Credits							
Elem							935.08
MS							661.50
HS							2,169.00
TOTAL IMPACT MITIGATION FEE							<u>3,765.58</u>

---

# GRANITE FALLS SCHOOL DISTRICT NO. 332

CAPITAL FACILITIES PLAN

1997 - 2002

---

*prepared for:*

Snohomish County  
Planning Department

September 30, 1997

**CAPITAL FACILITIES PLAN  
GRANITE FALLS  
SCHOOL DISTRICT NO. 332**

**BOARD OF DIRECTORS**

Rick Short  
Craig Emery  
Lynette Howard  
John Morrison  
Bob Quarterman

**SUPERINTENDENT**

Dr. Gary Wall

Plan reviewed by Board of Directors on October 9, 1997

For information of the Granite Falls School District Capital Facilities plan contact the District at (206) 691-7717.

**GRANITE FALLS SCHOOL DISTRICT  
CAPITAL FACILITIES PLAN  
TABLE OF CONTENTS**

Section 1 -- Introduction ..... 1  
    Purpose of the Capital Facilities Plan ..... 1  
    Overview of the Granite Falls School District..... 1  
    Significant Issues Related To Facility Planning In The Granite Falls School District  
    ..... 2

Section 2 -- Definitions..... 3

Section 3 -- Student Enrollment Trends and Projections ..... 5  
    Historic Trends ..... 5  
    Recent Trends - FTE Student Enrollment ..... 6  
    Projected Student Enrollment 1997-2002..... 7

Section 4 -- District Educational Programs ..... 10

Section 5 -- Capital Facilities Inventory ..... 12  
    Schools ..... 12  
    Relocateable Classroom Facilities (Portables)..... 14  
    Support Facilities ..... 14  
    Land Inventory..... 14  
        Undeveloped Sites ..... 14  
        Developed Sites ..... 14

Section 6 -- Projected Facility Needs ..... 15  
    Near-Term Facility Needs (through 2002) ..... 15  
    Long-Range Facility Needs (Years 2003 -2016) ..... 16

Section 7 -- Planned Improvements ..... 17  
    New School Construction and Modernization..... 17  
        Relocateable Classroom Facilities (Portables) ..... 17  
    School Sites..... 17

Section 8 -- Capital Facilities Financing Plan ..... 18  
    General Obligation Bonds ..... 18  
    Limited General Obligation Bonds ..... 18  
    State Match Funds..... 18  
    Impact Fees ..... 19

Section 9 -- Impact Fees ..... 21  
    School Impact Fees in Snohomish County..... 21

The Role of Impact Fees Under the Washington State Growth Management Act	21
Methodology and Variables Used to Calculate School Impact Fees	21
Population Variables .....	22
Site Acquisition Cost Variables.....	22
School Construction Cost Variables .....	23
Credit for Existing Capacity Deficiencies .....	23
State Match Credit Variables.....	23
Temporary Facility (Portables) Cost Variables .....	23
Tax Credit Variables.....	24
Other District Credits.....	24
Proposed Granite Falls School District Impact Fee Schedule.....	24
Bibliography.....	25

## LIST OF FIGURES

Figure 1 - Historical Enrollment .....	5
Figure 2 - Annual Change in Enrollment .....	6
Figure 3 - Actual Change in FTE Student Enrollment .....	6
Figure 4 - Comparison of FTE Enrollment Projections.....	8
Figure 5 - School District Map.....	13

## LIST OF TABLES

Table 1 .....	8
Table 2 - Projected FTE Student Enrollment by Grade Span .....	9
Table 3 - Year 2016 Projected Enrollment By Grade Span .....	9
Table 4 .....	14
Table 5 - Existing Student Capacity .....	15
Table 6 - Projected Unhoused Students .....	15
Table 7 - Long-Range Projection of Unhoused Students .....	16
Table 8 - Planned & Funded Construction Projects .....	17
Table 9 - Projected Capacity Surplus or Deficiency - With Additional Capacity from Construction) .....	17
Table 10 .....	20
Table 11 - Impact Fees Authorized Under Title 26C SCC .....	21
Table 12 - Proposed Impact Fee Schedule .....	24

## LIST OF APPENDICES

- Appendix A - Population and Enrollment Data**
- Appendix B - School Facility Capacity Analysis**
- Appendix C - School Impact Fee Calculations**
- Appendix D - Supporting Documentation For Impact Fee Calculations**
- Appendix E - Model Impact Fee Ordinance**

## SECTION 1 -- INTRODUCTION

### Purpose of the Capital Facilities Plan

This Capital Facilities Plan (CFP) is intended to provide the Granite Falls School District, Snohomish County, and other jurisdictions with a description of facilities needed to accommodate projected student enrollment at acceptable levels of service over the next 20 years, and a more detailed schedule and financing program for capital improvement over the next six years (1997 - 2002). In accordance with the Growth Management Act (WAC 365-195-315), this CFP contains the following required elements:

- An inventory of existing capital facilities owned by the School District, showing the locations and capacities of the facilities.
- A forecast of the future needs for capital facilities owned and operated by the School District.
- The proposed locations and capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities within projected funding capacities, which clearly identifies sources of public money for such purposes.

The Growth Management Act also requires reassessment of the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent. This Capital Facilities Plan is intended to provide local jurisdictions with information on the School District's ability to accommodate projected population and enrollment demands anticipated through implementation of various comprehensive plan land use alternatives.

In addition to the CFP elements required by the Growth Management Act, this CFP provides supporting documentation for the variables used to calculate development impact fees. The role of impact fees in funding school construction is addressed in Section 8 of this report.

### Overview of the Granite Falls School District

The City of Granite Falls is located 14 miles east of Everett in Snohomish County, Washington. The Granite Falls School District, consisting of approximately 600 square miles, is bordered by Arlington and Darrington School Districts to the north, Lake Stevens and Marysville School Districts to the west, and Snohomish and Sultan School Districts to the south. The District currently serves a student population of 1,810 (October 1, 1996, headcount) with two elementary schools, one middle school, and one high school. Elementary schools provide educational programs for students in kindergarten through grade six. Middle school serves grades seven and eight, and the high school serves grades nine through twelve.

### Significant Issues Related To Facility Planning In The Granite Falls School District

The most significant issue facing the Granite Falls School District in terms of providing classroom capacity to accommodate existing and projected demands is the growth of the middle and high school enrollment. A new high school is planned by the Year 2000, but additional classroom space will be required prior to that time.

Facilities are inadequate in the following areas:

- middle school classrooms;
- high school science; and
- high school vocational
- high school classrooms

## SECTION 2 -- DEFINITIONS

Throughout the Capital Facilities Plan a number of terms are used which are defined as follows:

**Boeckh Index.** WAC 180-27-060 establishes guidelines for determining the per square foot area cost allowance for new school construction. Washington State uses what is called a "Boeckh Index." The Boeckh Index is the average of a seven-city building cost index for commercial and factory buildings in Washington State, as reported by the E.H. Boeckh Company. The index is adjusted every two months from a base index of \$74.87, which was established in 1984.<sup>1</sup>

**CFP.** Capital Facilities Plan - refers to this document.

**DCD.** Washington State Department of Community Development

**FTE (Full Time Equivalent).** This is a means of measuring student enrollment based on the number of hours per day in attendance at District schools. A student is considered an FTE if he/she is enrolled for the equivalent of a full schedule each school day. Kindergarten students, for example, attend half day programs and therefore are counted as 0.5 FTE.

**GFA (per student).** Gross floor area per student.

**GMA.** Washington State Growth Management Act.

**Multi-Family Dwelling Unit.** Three or more attached residential dwelling units. For the purpose of impact fees, these units are broken down into one-bedroom units and two-or-more bedroom units.

**OFM.** Washington State Office of Financial Management.

**OSPI.** Washington State Office of the Superintendent of Public Instruction.

**SEPA.** Washington State Environmental Policy Act.

**Single-Family Dwelling Unit.** Detached residential dwelling units including duplexes and mobile homes.

**Student Factor or Student Generation Rate (SGR).** The Student Factor is the average number of students by grade span (elementary, middle, and high school) typically generated by each housing type. Student Factors are typically based on census data or empirical studies conducted by the school district.

**Teaching Station.** A facility space (classroom) specifically dedicated to implementing the District's educational program. In addition to traditional classrooms, these spaces can include computer labs, auditoriums, gymnasiums, music rooms and other special education and resource rooms.

---

<sup>1</sup>Paying For Growth's Impacts - A Guide To Impact Fees, State of Washington Department of Community Development Growth Management Division, January, 1992.

**Unhoused Students.** District enrolled students who are housed in portable or temporary classroom space, or in permanent classrooms in which the maximum class size is exceeded.

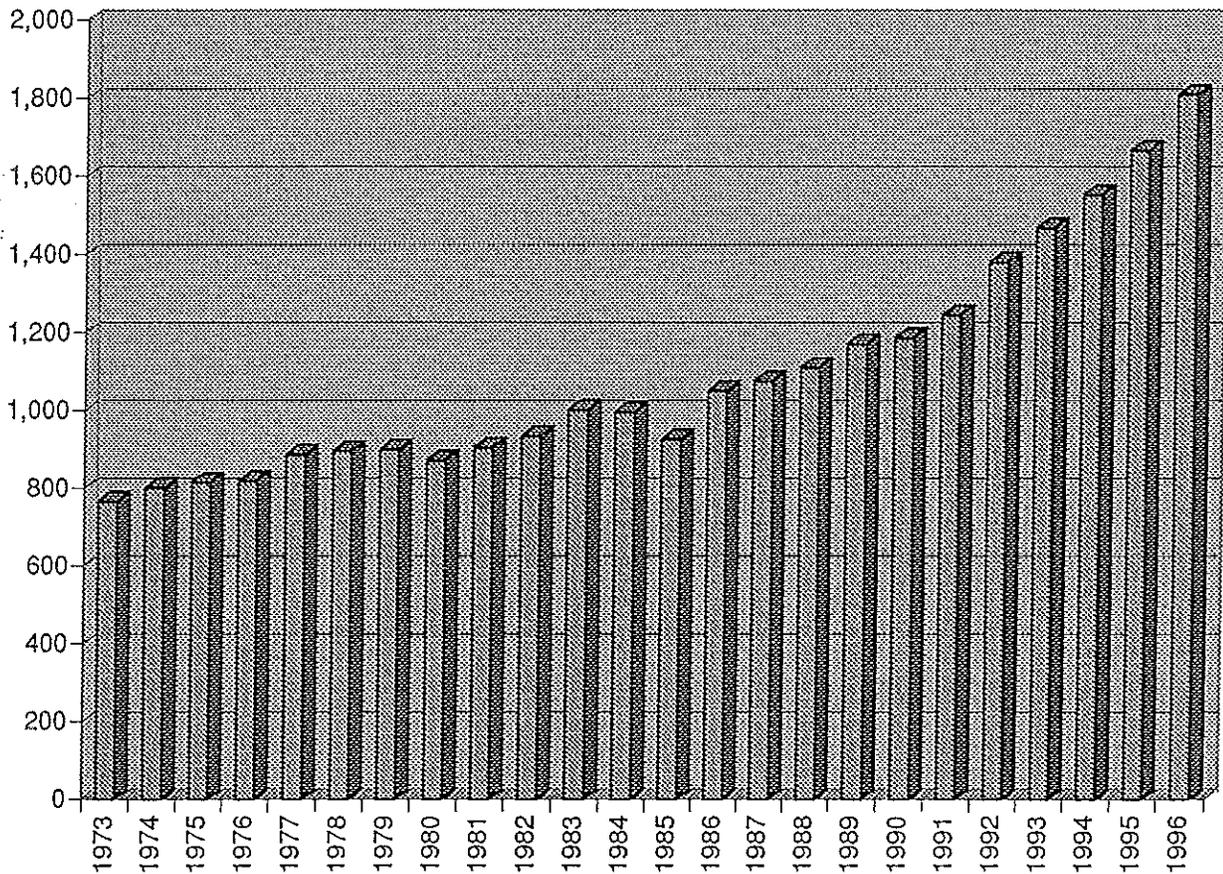
WAC. Washington Administrative Code.

## SECTION 3 -- STUDENT ENROLLMENT TRENDS AND PROJECTIONS

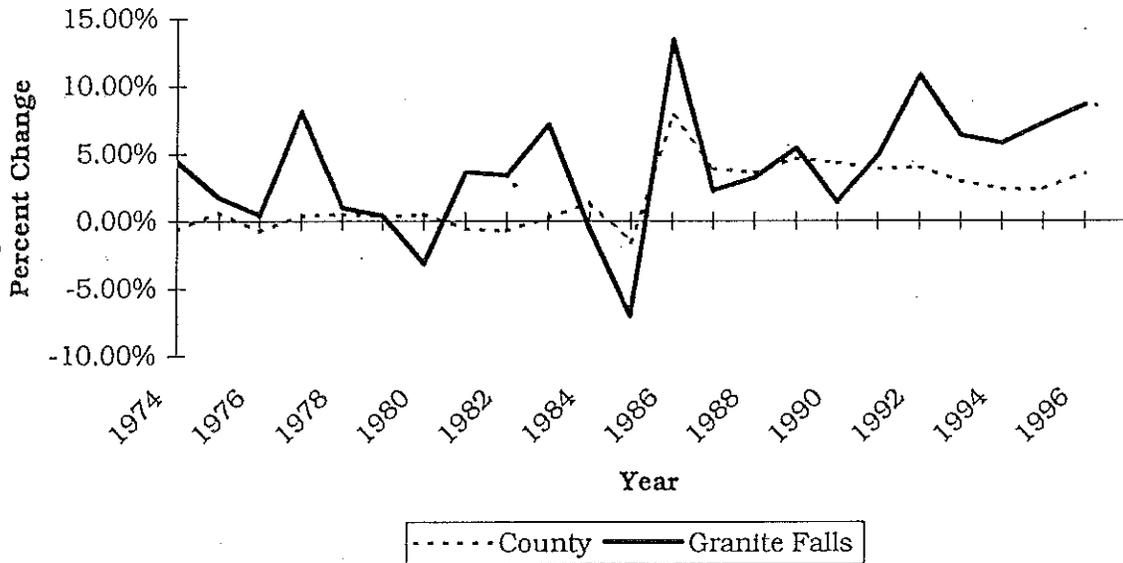
### Historic Trends

Student enrollment records dating back to 1973 were available from Snohomish County. Student enrollment in the Granite Falls School District has increased significantly since 1973. The District has encountered variable growth rates, with some years being negative (such as -3.11% in 1980 and -7.03% in 1985) and other years with high levels of growth (such as 13.5% in 1986 and 10.84% in 1992). Current enrollment (October 1, 1996, headcount) is 1,810 students. Actual enrollment by year is shown in Figure 1. Figure 2 provides a comparison of student enrollment trends over the past 20 years within the Granite Falls School District and Snohomish County. Since 1973 average enrollment growth within the District has exceeded the countywide enrollment growth rate by about 2.01%. Historical student enrollment data is provided in Appendix A.

**Figure 1**  
**Historical Enrollment**  
**Granite Falls School District**



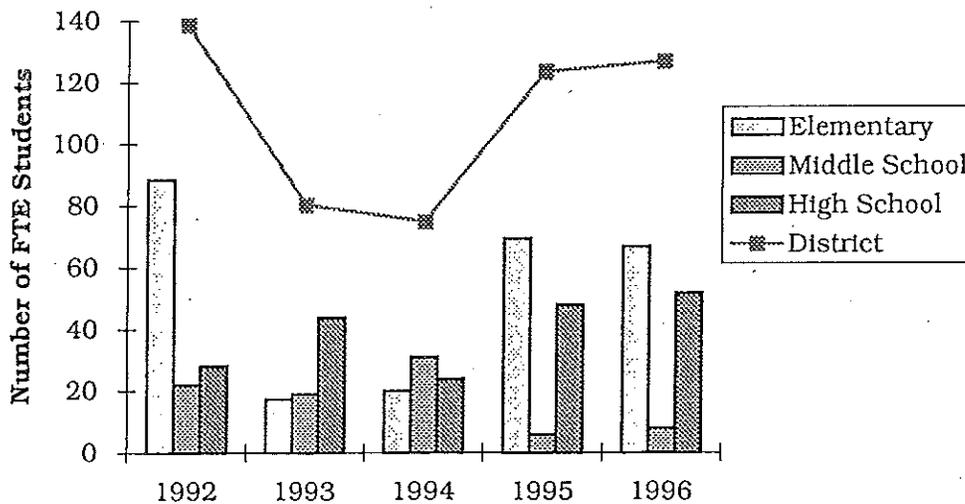
**Figure 2**  
**Annual Change in Student Enrollment**  
**Granite Falls School District vs. Snohomish County**



**Recent Trends - FTE Student Enrollment**

Facility needs are determined in part by evaluating recent trends in Full Time Equivalent (FTE) student enrollment. Enrollment in elementary grades K-6 increased by 262.5 FTE students between 1991 and 1996, an increase of 36.0%. At the middle school level (grades 7-8), enrollment grew by a total of 86 FTE students, an increase of 46.2%. Enrollment at the High school level (grades 9-12) grew by 196 students, an increase of 72.1% over the 6-year period. Between 1991 and 1996, total District enrollment grew by 545 FTE students, an increase of 45.8%. Recent enrollment trends at the elementary, middle and high school grade spans are shown on Figure 3.

**Figure 3**  
**Granite Falls School District**  
**Actual Change in FTE Student Enrollment 1992-1996**



## Projected Student Enrollment 1997-2002

Enrollment projections are most accurate for the initial years of the forecast period. Moving further into the future, more assumptions about economic conditions and demographic trends in the area affect the projection. In the event that enrollment growth slows, plans for new facilities can be delayed. It is much more difficult, however, to initiate new projects or speed projects up in the event enrollment growth exceeds the projections.

Two enrollment projections were used to evaluate facility needs as part of the Capital Facilities Plan. The Granite Falls School District currently uses student enrollment projections generated by OSPI for facility planning. Enrollment projections are generated by OSPI using a 6-year forecast period. OSPI uses the *cohort survival* methodology to project student enrollment for grades 1 - 12. Kindergarten enrollment is projected using a *linear regression analysis* of actual kindergarten enrollment over the previous 6-years. This methodology assumes that the enrollment trends which have occurred over the previous six years will likely continue through the next six years. OSPI updates these projections annually. Based on the OSPI enrollment projection, a total of 730 FTE students are expected to be added to the District by 2002, an increase of 42% over existing enrollment levels. The OSPI student enrollment projections by grade level for the 6-year forecast period (1997 - 2002) are provided in Appendix A.

Section 11 of ESHB 2929 (The Growth Management Act) requires that planning for public facilities be based on the 20-year population projections developed by the Office of Financial Management (OFM). The Washington State Department of Community Development (DCD) has interpreted this element of the Act to mean the OFM population forecasts are minimums, which must be accommodated.

OFM population based enrollment projections have been estimated for the Granite Falls School District using the revised *Draft 2012 Population Forecast by School District* prepared by the Snohomish County Planning Department (dated May 5, 1993); and OFM population forecasts for Snohomish County (dated January 24, 1992). Based on 1990 census data and actual student enrollment figures (for 1993), 18.28% of the total District population is made up of FTE students enrolled in the Granite Falls School District. This figure was applied to the District population forecast to derive total FTE student enrollment for the years 1997 - 2002. Using this methodology, a total of 442 FTE students are expected to be added to the District by 2002, an increase of 26% over existing enrollment levels. The population forecast by school district and the population based enrollment projections are provided in Appendix A<sup>2</sup>.

A comparison of the total FTE enrollment projections derived using the two forecast methodologies discussed above is provided in Table 1. Figure 4 provides a comparison of the two enrollment projections relative to the FTE student enrollment trend over the previous six years.

---

<sup>2</sup>This model has been developed by Shockey/Brent, Inc. for use in the Snohomish County school Districts Capital Facilities Planning Project.

**Table I**  
**Comparison of FTE Student Enrollment Projections**  
**Granite Falls School District 1996-2002**

**Comparison of FTE Enrollment Projections**  
**Granite Falls School District 1996 - 2002**

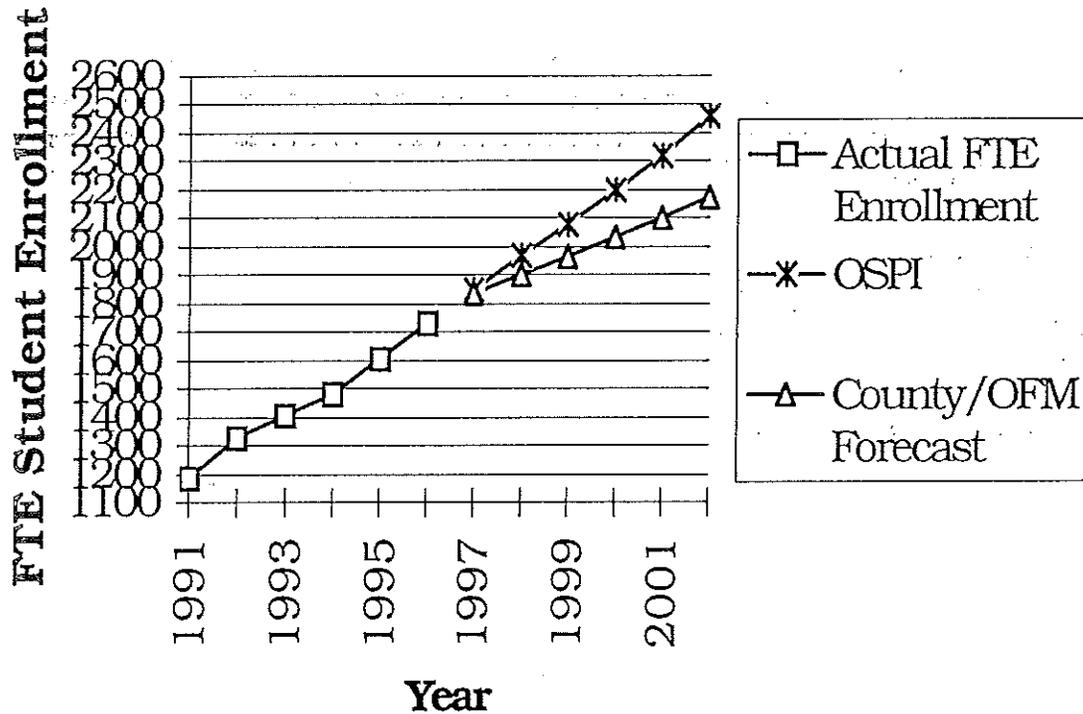
Projection	1996*	1997	1998	1999	2000	2001	2002	Actual Change 96-'02	Percent Change 96-'02
OSPI	1,730	1,847	1,968	2,079	2,200	2,320	2,460	730	42%
County/OFM	1,730	1,838	1,901	1,965	2,032	2,100	2,172	442	26%

Source: OSPI

Notes:

\* Actual FTE student enrollment (October 1, 1996).

**Figure 4**  
**Comparison of FTE Student Enrollment Projections**  
**Granite Falls School District 1991-2002**



The OSPI enrollment projection will be used in evaluating future facility needs as part of this capital facilities plan. Based on the OSPI model, FTE student enrollment is expected to increase by 396 students (40%) at the elementary school level, 122 students (45%) at the middle school level and 212 students (45%) at the high school level by 2002. Projected FTE student enrollment by grade span based on the OSPI model is provided in Table 2.

**Table 2**  
**Projected FTE Student Enrollment by Grade Span**  
**Granite Falls School District 1996-2002**

Grade Span	1996*	1997	1998	1999	2000	2001	2002
Elementary	990	1,058	1,110	1,180	1,249	1,294	1,386
Middle School	272	279	324	340	344	394	394
High School	468	510	534	559	607	632	680
<b>Total</b>	<b>1,730</b>	<b>1,847</b>	<b>1,968</b>	<b>2,079</b>	<b>2,200</b>	<b>2,320</b>	<b>2,460</b>
Source: OSPI							
* Actual FTE Student Enrollment (October 1, 1996).							

### 20-Year Student Enrollment Projection

Although 20-year student enrollment projections are highly speculative, they are useful for developing long-range comprehensive land use plans. These long-range enrollment projections may also be used by the District in determining future site acquisition needs.

Student enrollment projections for the year 2016 are based on the Snohomish County Planning Department's preliminary distribution by school district of the OFM 20-year population projection and on OSPI's projected student to population ratio for 2002. By holding the projected 2002 FTE student to population ratio of 19.29% constant through the year 2016, a total enrollment of 3,750 FTE students would be expected by the year 2016. This represents a 143.6% increase over existing 1996 enrollment levels. By holding the projected 2002 student to population ratio constant, it is assumed that there would be no change in demographic trends within the District over the next 20 years.

The total enrollment estimate was then broken down by grade span to evaluate long-term site acquisition needs for elementary, middle and high school facilities. Enrollment by grade span was determined based on recent and projected enrollment trends at the elementary, middle and high school levels. Projected enrollment by grade span for the year 2016 is provided in Table 3.

**Table 3**  
**Granite Falls School District**  
**Year 2016 Projected Enrollment By Grade Span**

Grade Span	Projected FTE Student Enrollment
Elementary (K-6)	2,171
Middle School (7-8)	605
High School (9-12)	974
<b>District Total (K-12)</b>	<b>3,750</b>

The enrollment projections summarized in this section will be used to evaluate future school capacity needs. Analysis of future facility and capacity needs is provided in Section 6 of this Capital Facilities Plan.

## SECTION 4 -- DISTRICT EDUCATIONAL PROGRAMS

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District's adopted educational program. The educational program standards, which typically drive facility space needs, include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of relocateable classroom facilities (portables).

In addition to factors, which affect the amount of space required, government mandates and community expectations may affect how classroom space is used. Traditional educational programs offered by School Districts are often supplemented by nontraditional, or special programs such as special education, expanded bilingual education, remediation, migrant education, alcohol and drug education, AIDS education, preschool and daycare programs, computer labs, music programs, etc. These special or nontraditional educational programs can have a significant impact on the available student capacity of school facilities.

Special programs offered by the Granite Falls School District at specific school sites include:

- Family Grouping
- Multi-Age
- Early Learning Center
- Intervention/Drop Out and Drug and Alcohol education
- Before and after school daycare
- Sixth Grade Outdoor School
- Traffic Safety Education
- Vocational Education
- Talented and Gifted Education

Variations in student capacity between schools is often a result of what special or nontraditional programs are offered at specific schools. These special programs require classroom space, which can reduce the permanent capacity of some of the buildings housing these programs. Some students, for example, leave their regular classroom for a short period of time to receive instruction in these special programs. Newer schools within the District have been designed to accommodate most of these programs. However, older schools often require space modifications to accommodate special programs, and in some circumstances, these modifications may reduce the overall classroom capacities of the buildings.

District educational program standards will undoubtedly change in the future as a result of changes in the program year, special programs, class sizes, grade span configurations, and use of new technology, as well as other physical aspects of the school facilities. The school capacity inventory will be reviewed periodically and adjusted for any changes to the educational program standards. These changes will also be reflected in future updates of this Capital Facilities Plan.

The District educational program standards, which directly affect school capacity, are outlined below for the elementary, middle and high school grade levels.

### **Educational Program Standards For Elementary Schools**

- Class size for grades K-6 should not exceed 27 students.
- Special Services for students may be provided in a self-contained classroom (including speech and physical therapy).
- All students will be provided music instruction in a separate classroom.
- All students will have scheduled time in a computer lab.
- Optimum design capacity for new elementary schools is 600 students. However, actual capacity of individual schools may vary depending on the educational programs offered.

### **Educational Program Standards For Middle and High Schools**

- Class size for middle and high school grades should not exceed 27 students.
- As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a work space during planning periods, it is not possible to achieve 100% utilization of all regular teaching stations throughout the day. Therefore, classroom capacity should be adjusted using a utilization factor of 86% to reflect the use of one-period per day for teacher planning.
- Special Services for students may be provided in a self-contained classroom.
- Identified students will also be provided other nontraditional educational opportunities in classrooms designated as follows:
  - Resource Rooms (i.e. computer labs, study rooms)*
  - Special Services Classrooms*
  - Program Specific Classrooms (i.e. music, drama, art, home-economics, physical education).*
- Optimum design capacity for new middle schools is 600 students. However, actual capacity of individual schools may vary depending on the educational programs offered.
- Optimum design capacity for new high schools is 800 students. However, actual capacity of individual schools may vary depending on the educational programs offered.

## SECTION 5 -- CAPITAL FACILITIES INVENTORY

Under the Growth Management Act public entities are required to inventory capital facilities used to serve existing development. Capital facilities are defined as any structure, improvement, piece of equipment or other major asset, including land that has a useful life of at least ten years.<sup>3</sup> The purpose of the facilities inventory is to establish a baseline for determining what facilities will be required to accommodate future demand (student enrollment) at acceptable or established levels of service. This section provides an inventory of capital facilities owned and operated by the Granite Falls School District including schools, relocateable classrooms (portables), developed school sites, undeveloped land and support facilities. School facility capacity was inventoried based on the space required to accommodate the District's adopted educational program standards (see Section 4). A map showing locations of District facilities is provided as Figure 5.

### Schools

The Granite Falls School District opened a new elementary school in the 1995-96 school year that houses grades 4-6. Because of the new school, the District's grade configurations changed to K-3 for primary, grades 4, 5, and 6 for intermediate, and grades 7 and 8 for middle school. The high school grade configuration remained the same with grades 9 through 12. For the purposes of this CFP, only the grade configurations elementary (K-6), middle school (7-8) and high school (9-12) will be used for capacity and enrollment comparisons.

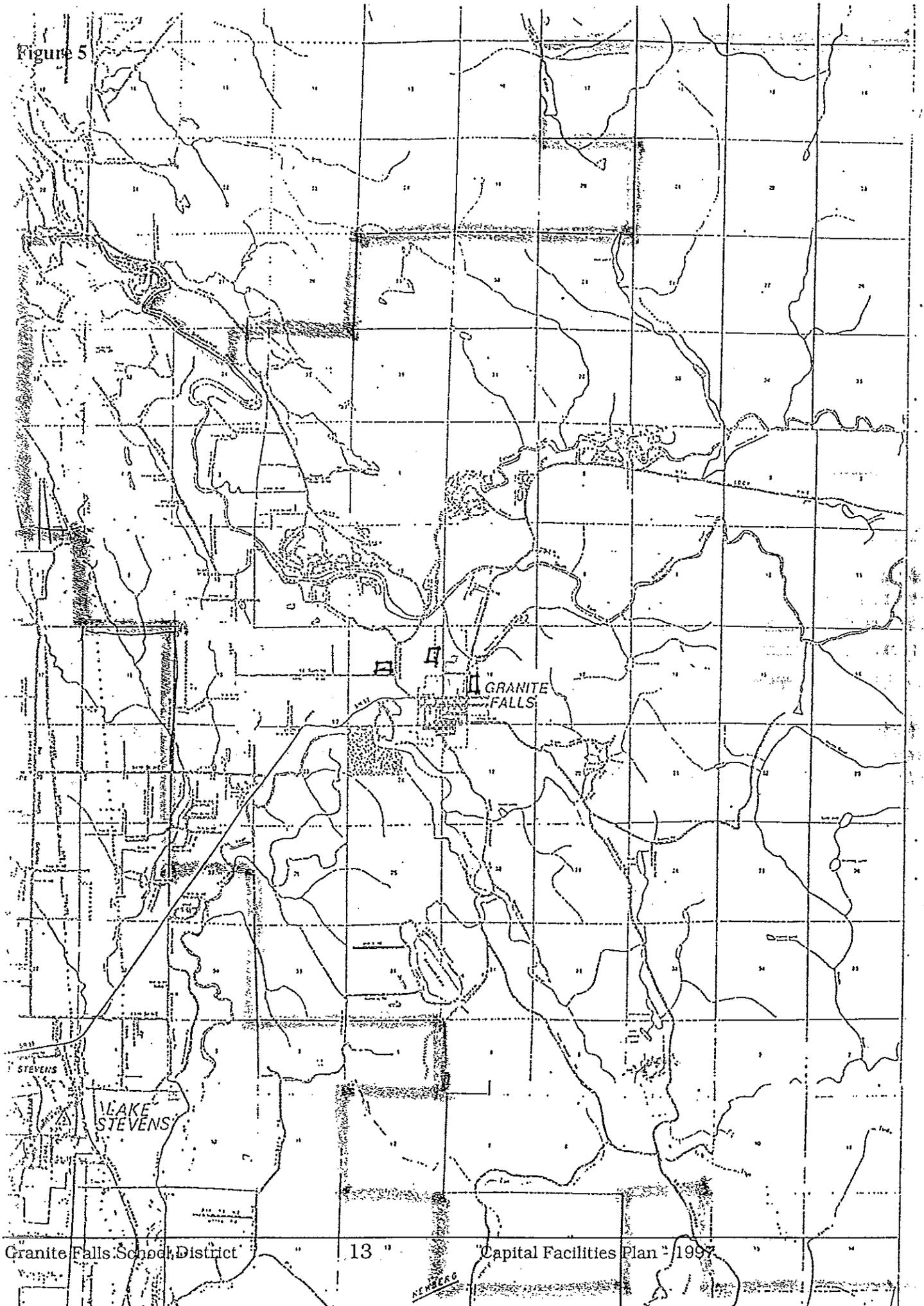
The State (OSPI) calculates school capacity by dividing gross square footage of a building by a standard square footage per student (i.e. 80 square feet per elementary student, 110 square feet per middle school student, 120 square feet per high school student, and 140 square feet per handicapped student). This method is used by the State as a simple and uniform approach to determining school capacity for purposes of allocating available State Match Funds to school districts for new school construction. However, this method is not necessarily considered to be an accurate reflection of the actual capacity required to accommodate the adopted educational program of each individual district.

For this reason, school capacity was determined based on the number of teaching stations within each building and the space requirements of the District's adopted educational program. It is this capacity calculation which is used to establish the District's baseline capacity, and determine future capacity needs based on projected student enrollment. The school facility inventory is summarized in Table 4.

---

<sup>3</sup> Making Your Comprehensive Plan A Reality - A Capital Facilities Plan Preparation Guide, State of Washington Department of Community Development Growth Management Division, June, 1993, pg. 86.

Figure 5



**Table 4  
School Capacity Inventory**

<b>Table 4</b>						
<b>Granite Falls School District School Capacity Inventory</b>						
School Name	Site Size (acres)	Bldg. Area (Sq. Ft.)	Teaching Stations	Student Capacity	Year Built or Last Remodel	Potential for Expansion of Perm. Facility
Mountain Way Elem	10.0	50,739	23	575	1989	no
Monte Cristo Elem	40.0	49,995	22	550	1995	yes
GF Middle	18.0	37,268	17	314	1995	yes
GF High	18.0	56,242	12	323	1995	yes
<b>Total</b>				1,762		
Source: OSPI, Granite Falls School District						
High School & Middle School share same Site.						
High School has 4 portables with 23 students each = 92 students						

A detailed school capacity analysis is provided in Appendix B. Relocateable classrooms (Portables) are not viewed by the District as a solution for housing students on a permanent basis. Therefore, these facilities were not included in the school capacity calculations provided in Table 4. Use of portables is discussed in more detail in the following section.

#### **Relocateable Classroom Facilities (Portables)**

Relocateable classroom facilities (portables) are used as interim classroom space to house students until funding can be secured to construct permanent classroom facilities. The Granite Falls School District currently uses four portables at the high school to provide additional interim capacity for approximately 108 students total.

#### **Support Facilities**

In addition to schools, the Granite Falls School District owns and operates additional facilities, which provide operational support functions to the schools. The District operates the administration building (4,890 square feet) and the multi-purpose facility (3,400), both located on the 18-acre middle/high school campus.

#### **Land Inventory**

##### Undeveloped Sites

The Granite Falls School District currently owns one undeveloped acre along Menzel Lake Road - this site is not large enough for school facility construction.

##### Developed Sites

None.

**SECTION 6 -- PROJECTED FACILITY NEEDS**

**Near-Term Facility Needs (through 2002)**

Projected available student capacity was derived by subtracting projected FTE student enrollment from existing school capacity for each of the six years in the forecast period. Since this procedure is intended to establish facility needs, planned construction projects are not included at this point. Existing student capacity by grade span is shown in Table 5. It is not the District's policy to include portable classroom units when determining future capital facility needs; therefore interim capacity provided by portables is not included (Information on portables and interim capacity can be found in the previous section).

**Table 5  
Existing Student Capacity  
Granite Falls School District 1996 - 2002**

Grade Span	Capacity Surplus or (Deficiency)						
	1996	1997	1998	1999	2000	2001	2002
Elementary (K-6)	136	67	15	(55)	(124)	(169)	(261)
Middle School (7-8)	42	35	(10)	(26)	(30)	(80)	(80)
High School (9-12)	(145)	(187)	(211)	(236)	(284)	(309)	(357)

By the end of the six-year forecast period (2002) additional classroom capacity will be required at all grade levels. The greatest need will occur at the secondary school level where there would be a projected 357 unhoused students by 2002. Unhoused students are defined as students expected to be housed in portable classrooms, or classrooms where class size exceeds State standards or contractually negotiated agreements within the local school district. The projected additional housing needs by grade span for each year in the six-year forecast period are provided in Table 6.

**Table 6  
Projected Additional Housing Needs  
Granite Falls School District 1997-2002**

Grade Span	1996	1997	1998	1999	2000	2001	2002
Elementary (K-6)	0	0	0	55	124	169	261
Middle School (7-8)		0	10	26	30	80	80
High School (9-12)	145	187	211	236	284	309	357

In order to house the projected number of students by 2002, the District would have to construct additional capacity at all grade levels. Based on the District's educational standards a new elementary school (or at least 11 elementary classrooms), 4 additional middle school classrooms, and 16 high school classrooms would be needed.

## Long-Range Facility Needs (Years 2003 - 2016)

Between the Years 2003 - 2016, the Granite Falls School District is expected to have unhoused students at all grade levels. A long-range projection of unhoused students is shown in Table 7 below.

Table 7  
Long-Range Projection of Unhoused Students  
for Year 2016

Grade Level	Projected Enrollment	Existing Capacity in Year 2003	Projected Unhoused Students
Elementary	2,171	1,125	1,046
Middle School	605	314	291
High School	974	404	570

In order to house all of the projected students, the District would have to construct an additional 42 elementary classrooms, 13 middle school classrooms, and 25 high school classrooms by 2016. The District should actively pursue the acquisition of additional sites for future construction needs at all grade levels. A detailed discussion of planned construction and improvements prior to the Year 2003 can be found in the next section of this Capital Facilities Plan.

**SECTION 7 -- PLANNED IMPROVEMENTS**

**New School Construction and Modernization**

The District currently has plans to construct two science labs and two classrooms. The construction projects are summarized in Table 8. The primary sources of funding for the projects will be from a limited general obligation bond and state match.

**Table 8  
Planned & Funded Construction Projects**

Project	Estimated Date	Completion	Student Capacity Added	Estimated Project Cost (1997 \$)
HS - New Science Labs (2)	1998		104	\$1,300,000
<b>Total</b>				<b>\$1,300,000</b>

Source: Granite Falls School District

\*Note: The construction will add additional capacity for 104 students at the high school level.

Upon completion of the planned construction projects (in 1998), the District would not have enough capacity to house all of the projected students at the high school level. Table 9 shows the projected capacity surplus or deficiency, taking into consideration the additional capacity added by planned school construction.

**Table 9  
Projected Capacity Surplus or Deficiency  
(With Added Capacity from Planned Construction)**

Grade Span	Capacity Surplus or (Deficiency)						
	1996	1997	1998	1999	2000	2001	2002
Elementary	136	67	15	(55)	(124)	(169)	(261)
Middle School	42	35	(10)	(26)	(30)	(80)	(80)
High School	(145)	(187)	(107)	(132)	(180)	(205)	(253)

In order to house all of the projected students, the District would have to construct an equivalent of 11 elementary classrooms, 4 middle school classrooms, and 11 high school classrooms by 2002.

Relocateable Classroom Facilities (Portables)

A total of four portables are currently in use at school sites throughout the District. The District intends to purchase two additional portables to provide interim capacity during 1997-98.

School Sites

The Granite Falls School District should pursue land acquisitions for future construction needs at the elementary school level.

## SECTION 8 -- CAPITAL FACILITIES FINANCING PLAN

Funding of school facilities is typically secured from a number of sources including voter approved bonds, state matching funds and development impact fees. Each of these funding sources is discussed in greater detail below.

### General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to pass a bond. Bonds are then retired through collection of property taxes.

### Limited General Obligation Bonds

Limited General Obligation Bonds are typically used to fund small sized capital improvement projects. There is no voter approval for this type of bond and it is limited to 3/8 of 1% of the total debt capacity. Repayment must be specified from other sources of income.

### State Match Funds

State Match Funds come from the Common School Construction Fund. Bonds are sold on behalf of the fund then retired from revenues accruing predominantly from the sale of renewable resources (i.e. timber) from state school lands set aside by the Enabling Act of 1889. If these sources are insufficient to meet needs, the Legislature can appropriate funds or the State Board of Education can establish a moratorium on certain projects.

School Districts may qualify for state matching funds for specific capital projects based on a prioritization system. This system prioritizes allocation of available funding resources to school districts statewide based on seven prioritization categories. Funds are then disbursed to the districts based on a formula which calculates district assessed valuation per pupil relative to the whole state assessed valuation per pupil to establish the ratio of the total project cost to be paid by the state. The state contribution can range from less than half to more than seventy percent of the project's cost.<sup>4</sup>

State match funds can only be applied to school construction projects. Site acquisition and improvements are not eligible to receive matching funds from the state. Because availability of state match funds has not been able to keep pace with the rapid enrollment growth occurring in many of Washington's school districts, matching funds from the state may not be received by a school district until two to three years after a school has been constructed. In such cases, the District must "front fund" a project. That is, the District must finance the complete project with local funds (the future State's share coming from funds allocated to future District projects). When the State share is finally disbursed (without accounting for escalation) the future District project is (partially) reimbursed.

---

<sup>4</sup> Paying for Growth's Impacts - A Guide To Impact Fees, State of Washington Department of Community Development Growth Management Division, January, 1992, Pg. 30.

## Impact Fees

Development impact fees have recently been adopted by a number of jurisdictions as a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time building permits or certificates of occupancy are issued. A detailed discussion on Impact fees is provided in Section 9.

The proposed Six-Year Finance Plan, shown on Table 10, demonstrates how the Granite Falls School District intends to fund new construction and improvements to school facilities for the years 1997 through 2002. The financing components include secured funding through voter approved bonds, State Match Funds, development impact fees collected under the State Growth Management Act, and voluntary mitigation fees paid pursuant to the State Environmental Policy Act (SEPA).

## SECTION 9 -- IMPACT FEES

### School Impact Fees in Snohomish County

The State Environmental Policy Act (SEPA) authorizes jurisdictions to require mitigation for impacts directly related to a proposed development. Impacts to schools resulting from new residential development have been mitigated through voluntary agreements negotiated on a case-by-case basis and most recently, under Snohomish County's school mitigation ordinance, Title 26C.

Title 26C became effective May 1, 1991 and authorized collection of impact fees from newly constructed residential developments in unincorporated Snohomish County. Title 26C stipulated that school impact mitigation fees must be related to a school district's expansion costs which are a local obligation and are reasonably related to a proposed residential subdivision or development, and must be used to reduce local obligation costs. School districts may use impact fees for improvements to district wide student housing and transportation conditions (26C.07.100). Section 26C.05.020 also required annual certification of a school district's impact fees by the Snohomish County Planning Department. Impact fees certified under Title 26C for the Granite Falls School District are summarized in Table 11.

**Table 11**  
**Granite Falls School District**  
**Impact Fees Authorized Under Snohomish County's Title 26C**  
**1994 - 1997**

Housing Type	1994	1995	1996	1997
Single-Family Detached	\$1990	\$1507	\$1507	\$1507
One-Bedroom Apartment	\$850	\$222	\$222	\$222
Two + Bedroom Apartment	\$850	\$1087	\$1087	\$1087

### The Role of Impact Fees Under the Washington State Growth Management Act

The Growth Management Act authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.<sup>5</sup> A model impact fee ordinance is provided in Appendix E.

### Methodology and Variables Used to Calculate School Impact Fees

Impact fees have been calculated based on the District's cost per dwelling unit to purchase land for school sites, make site improvements, construct schools and purchase/install temporary facilities (portables). As required under GMA, credits have also been applied for State Match Funds to be reimbursed to the District, property taxes and capital project funds to be proposed for future bond measures. Credit may also be given for

<sup>5</sup> Paying For Growth's Impacts - A Guide To Impact Fees, State of Washington Department of Community Development Growth Management Division, January, 1992.

**Table 10**  
**Granite Falls School District**  
**Six-Year Finance Plan 1997 - 2002**

Project	Estimated Project Cost by Year - in \$millions					Total Cost	Bond Money (1)	State Match (2)	Unsecured	
	1997	1998	1999	2000	2001				2002	Local
<b>New Construction</b>										
High School				19		\$19.0	\$0.0	\$5.6		\$13.4
<b>Modernizations &amp; Additions</b>										
New HS Science Labs		\$1.3				\$1.3	\$0.8	\$0.5		\$0.0
Relocate MS of Old HS			\$5.6			\$5.6	\$0.0	\$1.3		\$4.3
<b>Land Acquisitions</b>										
Elementary					\$0.5	\$0.5	\$0.0	\$0.0		\$0.5
<b>Yearly Totals</b>	\$0.0	\$1.3	\$0.0	19	\$5.6	\$26.4	\$0.8	\$7.4		\$18.2
<b>Cumulative Totals</b>	\$0.0	\$1.3	\$1.3	20.3	\$25.9	\$26.4				

construction projects that will be built to accommodate current unhoused students (unhoused as of October 1993), as well as a credit for land acquisition costs if the District owns adequate undeveloped sites. The formula worksheets used to calculate impact fees for residential development proposed within the Granite Falls School District are provided in Appendix C. The variables used to calculate the impact fees are described below. Supporting documentation for the variables used (including calculation of credit for current unhoused students) is provided in Appendix D.

## Population Variables

Student Factor. The student factor (or student generation rate) is the average number of students generated by each housing type - in this case, single-family detached dwellings and multiple-family (apartment) dwellings. Information from the 1990 Census PUMS 5% sample file for Snohomish County was used to determine the number of school age children (ages 6 -17) by dwelling unit type (single family detached and multi-family). Based on the Census data, single-family detached dwelling units can be expected to generate an average of 0.560 students per dwelling unit, one-bedroom multi-family dwelling units can be expected to generate 0.08 students per dwelling unit, and two-plus bedroom multi-family dwelling units can be expected to generate 0.40 students per dwelling unit. These student factors were then proportioned between the elementary, middle and high school grade spans based on the current ratio of grade span enrollment to total enrollment. The Census figures represent average student generation rates for Snohomish County.

## Site Acquisition Cost Variables

Facility Design Capacity (students). Facility design capacities reflect the District's optimum number of students each school type is designed to accommodate. These figures are based on actual design studies of optimum floor area for new school facilities. The District designs new elementary schools to accommodate 600 students, new middle schools 600 students and new high schools 800 students.

Site Size. The site size gives the optimum acreage for each school type based on studies of existing school sites and State School Board Standards. Actual school sites may vary in size depending on the size of parcels available for sale and other site development constraints such as wetlands. When planning for new school sites, the District considers sites of 10 acres as optimal for construction of new elementary schools, 20 acres for new middle schools and 40 acres for new high schools.

Average Land Cost per Acre. Land acquisition costs for the Granite Falls School District were based on the assessed valuation of land currently owned by the District. Assessed value is generally considered to fall slightly below actual market value, therefore the land acquisition costs derived using this methodology are conservative. The estimated average land cost for school sites within the Granite Falls School District is \$45,000 per acre. The land value chart from the Snohomish County Assessor is contained in Appendix D.

Average Off-Site Development Cost per Acre. The average off-site development cost gives the cost (per acre) for developing school sites, which are not directly related to construction of the school building itself. Costs vary with each site and may include such items as sewer line extensions, water lines, off-site road and frontage improvements. Off-site development costs are not covered by State Match Funds. Off-site development costs vary widely, and can represent 10% or more of the total building construction cost. Off-site development costs are included in the total cost figures.

## School Construction Cost Variables

Estimated Facility Construction Cost. The estimated facility construction cost is based on planned costs or on actual costs of recently constructed schools. If the District does not have this cost information available, construction costs of similar schools within another school district will be substituted.

## Credit for Existing Capacity Deficiencies

Facility Cost. The facility cost is the total cost for construction projects planned to accommodate existing unhoused students. Existing unhoused students are defined as those students who are unhoused as of October 1996. Facility costs may include new construction or expansion projects.

Added Capacity. The added capacity is the amount of student capacity that will be added by construction projects planned for accommodating current unhoused students.

Percentage Unhoused. This figure is calculated by dividing the number of current unhoused students by the added capacity. The percentage represents what proportion of the construction project is actually being built to accommodate current unhoused students, as opposed to new growth.

## State Match Credit Variables

BOECKH Index. This number is generated by the E.H. Boeckh Company and is used by OSPI as a guideline for determining the area cost allowance for new school construction. The index is an average of a seven-city building cost index for commercial and factory buildings in Washington State, and is adjusted every two months for inflation. The current BOECKH Index is \$95.55 (September 1997).

State Match Percentage. The state match percentage is the proportion of funds that are provided to the school districts, for specific capital projects, from the state's Common School Construction Fund. These funds are disbursed based on a formula which calculates district assessed valuation per pupil relative to the whole state assessed valuation per pupil to establish the percentage of the total project to be paid by the state. For new construction and additions, the Granite Falls School District is currently eligible to receive reimbursement of a matching ratio of 64.4%. However the money eventually received by the District may not actually be 64.4% of the entire project cost - historically, the District has received approximately 54.78% of total project costs.

## Temporary Facility (Portables) Cost Variables

New Purchase Cost. The new purchase cost is based on actual dollars paid by the district for portable classrooms in the past. The purchase and site installation cost of a portable classroom is estimated at \$50,000.

Utilization Period (years). The utilization period is the amount of time that the portable classrooms are needed, usually for a period prior to construction and occupancy of a newly constructed school facility. The utilization period for portables in the Granite Falls School District is 15 years.

Amortization Period (years). The amortization period is the fixed number of years over which the cost of the portable is depreciated until it is written off. The Granite Falls School District uses an Amortization period of 10 years for portables.

Value as Percentage of Purchase Cost. The value as a percentage of the purchase cost is determined by dividing the amortization period by the utilization period.

Student Capacity. Portable classrooms can provide capacity for up to 27 students.

### Tax Credit Variables

Interest Rate (20-year GO Bond). This is the interest rate of return on a 20-year General Obligation Bond and is derived from the bond buyer index. The interest rate as of 9/18/97 is 5.33%.

Levy Rate (in mills). The levy rate is determined by dividing the district's average capital property tax rate by one-thousand. Based on information provided in the *Snohomish County Assessor's Annual Report For 1997 Taxes*, the Granite Falls School District is not collecting levy monies for capital projects.

Average Assessed Value. This figure is based on the district's average assessed value for each type of dwelling unit (single-family and multiple-family). The current average assessed value for single-family detached residential dwellings is \$125,000, the average assessed value for multi-family units is \$50,000.

Time Remaining on Bonds. This is the average amount of time remaining on Capital Projects/General Obligation Bonds issued by the Granite Falls School District. The average time remaining on bonds issued by the Granite Falls School District is 13 years.

### Other District Credits

This figure represents the percentage of capital project costs that the district plans to fund with future bond revenues.

### Proposed Granite Falls School District Impact Fee Schedule

Using the variables and formula described, impact fees proposed for the Granite Falls School District are summarized in Table 12. The School District cannot collect impact fees for the construction of the new elementary school because the project is fully funded through a local bond issue. See Appendix C for fee worksheets.

Table 12  
Granite Falls School District  
Proposed Impact Fee Schedule

Housing Type	Impact Fee Per Unit
Single-Family Detached	\$5,263
Multi-Family 1 bedroom	\$766
Multi-Family 2+ bedroom	\$3,766

## BIBLIOGRAPHY

Paying for Growth's Impacts - A Guide to Impact Fees, State of Washington Department of Community Development Growth Management Division, January 1992.

The Washington State Board of Education White Paper on School Construction, February 11, 1992.

Snohomish County Assessor's Annual Report For 1994 Taxes, Snohomish County Assessor's Office.

**APPENDIX A**  
**GRANITE FALLS SCHOOL DISTRICT**  
**POPULATION AND ENROLLMENT DATA**



Table A-1

**Total Historic Student Enrollment**  
**Snohomish County School Districts**  
**(Based on actual student enrollment as of the first school day in October.)**

School District	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997
Darrington	610	593	606	583	580	585	555	535	507	509	523	522	482	528	522	522	542	573	582	600	617	648	644	638	638
Granite Falls	758	802	816	820	887	896	900	872	904	933	1,002	996	926	1,051	1,075	1,110	1,170	1,187	1,245	1,360	1,468	1,553	1,666	1,810	1,810
Index	21	12	17	17	9	14	15	20	18	16	23	25	26	28	42	48	41	27	32	26	28	21	35	31	31
Lakeview	604	677	702	743	824	874	925	958	1,054	1,185	1,250	1,226	1,253	1,300	1,409	1,468	1,577	1,612	1,614	1,736	1,810	1,867	1,941	2,006	2,006
Sullivan	1,005	1,026	1,040	1,068	1,126	1,064	1,124	1,095	1,161	1,142	1,154	1,157	1,135	1,220	1,321	1,300	1,484	1,496	1,608	1,655	1,726	1,803	1,860	1,960	1,910
Adlington	2,220	2,327	2,257	2,267	2,322	2,435	2,552	2,610	2,674	2,692	2,708	2,756	2,708	2,806	3,083	3,230	3,257	3,515	3,660	3,765	3,916	4,065	4,143	4,255	4,255
Lake Stevens	2,758	2,813	3,001	2,966	2,984	2,803	3,037	3,136	3,145	3,191	3,316	3,279	3,164	3,495	3,970	3,698	3,854	3,945	4,135	4,413	4,610	4,953	5,294	5,663	5,663
Monroe	2,397	2,463	2,486	2,456	2,612	2,749	2,793	2,800	2,893	2,836	2,823	2,848	2,788	3,060	3,210	3,402	3,619	3,864	4,098	4,335	4,484	4,651	4,799	4,829	4,829
Starwood	1,775	1,707	1,872	1,881	1,865	1,981	2,024	2,038	2,056	2,066	2,154	2,185	2,156	2,304	2,431	2,504	2,683	2,963	3,133	3,435	3,654	3,902	4,130	4,468	4,468
Marysville	5,403	5,151	5,177	5,209	5,358	5,878	6,288	6,500	6,433	6,481	6,570	6,631	6,890	7,444	7,745	7,967	8,206	8,707	8,944	9,156	9,346	9,623	9,870	10,417	10,417
Mukilton	4,862	4,883	4,933	4,981	5,220	5,762	6,112	6,351	6,417	6,340	6,260	6,446	6,219	7,321	8,121	8,005	8,458	8,640	10,765	11,100	12,072	12,467	12,814	13,402	13,402
Edmonds	4,740	4,725	4,904	5,030	5,097	5,218	5,302	5,318	5,379	5,364	5,417	5,631	5,535	6,061	6,351	6,681	6,954	7,064	7,327	7,821	7,936	8,045	8,308	8,513	8,513
Everett	26,120	25,371	24,787	23,709	22,517	21,229	19,970	19,518	18,878	17,744	17,075	16,928	16,315	17,180	17,182	17,779	18,343	18,745	19,447	20,091	20,269	20,323	20,682	21,281	21,281
Northshore (1)	11,816	11,626	11,741	11,636	11,696	11,511	11,406	11,489	11,486	11,901	11,935	12,291	11,694	12,860	13,367	13,625	14,727	15,208	15,654	16,265	16,500	16,823	16,865	17,457	17,457
Northshore (2)	10,950	11,300	11,750	12,050	12,750	13,189	13,557	13,732	13,629	13,711	13,846	14,021	14,514	15,082	15,668	16,366	17,180	17,470	17,813	18,228	18,525	18,603	18,985	19,390	19,390
County	76,953	75,505	76,078	75,517	73,862	70,281	76,572	76,971	76,565	76,023	76,199	77,252	76,997	81,911	85,097	88,155	92,245	94,246	99,167	103,124	106,968	109,524	112,127	116,111	116,111

Source: Snohomish County Planning Dept., SP4, Northshore School Districts 8417, <http://www.scp1.wednet.edu/App/educ.html>

(1) Northshore School District includes both Snohomish and King County students.

Table A-2

Annual Percent Change in Total Historic Student Enrollment  
 Snohomish County School Districts  
 (Based on actual student enrollment as of the first school day in October.)

School District	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997		
Darrington	-2.70%	2.10%	-2.15%	-0.51%	-0.85%	-5.13%	-3.09%	-3.11%	-3.67%	-3.11%	3.67%	-3.11%	-0.60%	-0.60%	-7.60%	0.61%	-1.14%	0.60%	3.45%	5.72%	1.57%	-3.08%	3.45%	5.02%	-0.62%	-0.62%	-0.62%	-0.62%	
Granite Falls	4.13%	1.75%	0.49%	8.17%	1.01%	-3.11%	3.67%	3.11%	-3.67%	-3.11%	3.67%	3.11%	3.67%	3.11%	3.67%	3.11%	3.67%	3.11%	3.67%	3.11%	3.67%	3.11%	3.67%	3.11%	3.67%	3.11%	3.67%	3.11%	3.67%
Index	-12.86%	-11.57%	-17.00%	55.56%	7.14%	13.33%	17.65%	17.65%	10.00%	-10.00%	-11.11%	4.76%	4.76%	8.70%	4.00%	7.69%	50.00%	14.20%	-14.59%	-24.15%	18.52%	-18.75%	7.69%	-25.00%	66.67%	-11.43%	66.67%	-11.43%	
Lakeview	12.05%	3.69%	5.84%	10.90%	6.07%	5.84%	-3.47%	5.08%	-0.76%	1.03%	0.26%	1.03%	0.26%	1.03%	0.26%	1.03%	0.26%	1.03%	0.26%	1.03%	0.26%	1.03%	0.26%	1.03%	0.26%	1.03%	0.26%	1.03%	
Sulam	1.92%	2.21%	1.81%	5.43%	-5.51%	5.43%	-3.47%	5.08%	-0.76%	1.03%	0.26%	1.03%	0.26%	1.03%	0.26%	1.03%	0.26%	1.03%	0.26%	1.03%	0.26%	1.03%	0.26%	1.03%	0.26%	1.03%	0.26%	1.03%	
Adlington	4.82%	-3.01%	0.41%	2.43%	-4.87%	5.22%	2.22%	2.10%	0.67%	0.35%	2.10%	0.67%	0.35%	2.10%	0.67%	0.35%	2.10%	0.67%	0.35%	2.10%	0.67%	0.35%	2.10%	0.67%	0.35%	2.10%	0.67%	0.35%	
Lake Stevens	1.00%	6.68%	-1.17%	0.16%	-2.98%	1.91%	3.26%	0.32%	1.45%	-1.45%	0.32%	1.45%	-1.45%	0.32%	1.45%	-1.45%	0.32%	1.45%	-1.45%	0.32%	1.45%	-1.45%	0.32%	1.45%	-1.45%	0.32%	1.45%	-1.45%	
Marysville	2.70%	0.12%	-0.41%	0.33%	5.25%	1.90%	0.27%	1.90%	0.27%	1.90%	0.27%	1.90%	0.27%	1.90%	0.27%	1.90%	0.27%	1.90%	0.27%	1.90%	0.27%	1.90%	0.27%	1.90%	0.27%	1.90%	0.27%	1.90%	
Skagitway	1.24%	4.17%	0.46%	-0.86%	6.22%	2.17%	0.60%	0.88%	1.46%	-1.46%	0.88%	1.46%	-1.46%	0.88%	1.46%	-1.46%	0.88%	1.46%	-1.46%	0.88%	1.46%	-1.46%	0.88%	1.46%	-1.46%	0.88%	1.46%	-1.46%	
Mukilteo	-4.56%	0.50%	2.35%	1.11%	0.71%	6.89%	3.37%	1.04%	-1.04%	3.37%	1.04%	-1.04%	3.37%	1.04%	-1.04%	3.37%	1.04%	-1.04%	3.37%	1.04%	-1.04%	3.37%	1.04%	-1.04%	3.37%	1.04%	-1.04%	3.37%	
Northshore (1)	0.13%	1.02%	0.07%	4.89%	10.38%	6.07%	3.01%	1.04%	-1.04%	3.01%	1.04%	-1.04%	3.01%	1.04%	-1.04%	3.01%	1.04%	-1.04%	3.01%	1.04%	-1.04%	3.01%	1.04%	-1.04%	3.01%	1.04%	-1.04%	3.01%	
Snohomish	-0.51%	3.79%	2.75%	1.15%	2.37%	1.61%	0.30%	1.15%	0.30%	1.15%	0.30%	1.15%	0.30%	1.15%	0.30%	1.15%	0.30%	1.15%	0.30%	1.15%	0.30%	1.15%	0.30%	1.15%	0.30%	1.15%	0.30%	1.15%	
Edmonds	-2.87%	-2.90%	-4.35%	5.03%	-5.72%	5.83%	-2.20%	-3.28%	-6.01%	-3.77%	-0.86%	3.85%	-1.70%	0.50%	-3.52%	17.72%	10.93%	-1.33%	5.65%	16.45%	9.30%	2.37%	2.08%	2.08%	2.59%	5.82%	2.59%		
Beverly	1.51%	0.80%	-0.80%	0.32%	-1.38%	-0.91%	0.75%	-0.06%	2.74%	1.14%	2.08%	-2.08%	-3.69%	-0.60%	3.69%	-0.60%	3.69%	-0.60%	3.69%	-0.60%	3.69%	-0.60%	3.69%	-0.60%	3.69%	-0.60%	3.69%	-0.60%	
Northshore (2)	3.20%	3.08%	2.55%	5.81%	3.45%	2.76%	1.20%	-0.72%	0.60%	0.90%	1.20%	-0.72%	0.60%	0.90%	1.20%	-0.72%	0.60%	0.90%	1.20%	-0.72%	0.60%	0.90%	1.20%	-0.72%	0.60%	0.90%	1.20%		
County	-0.65%	0.68%	-0.74%	0.46%	0.55%	0.48%	1.20%	-0.54%	-0.68%	1.20%	-0.54%	-0.68%	1.20%	-0.54%	-0.68%	1.20%	-0.54%	-0.68%	1.20%	-0.54%	-0.68%	1.20%	-0.54%	-0.68%	1.20%	-0.54%	-0.68%	1.20%	

Source: Snohomish County Planning Dept., 251 Northshore School District 4177. <http://www.sno.k12.wa.us/epi/epi.htm>

School District	% Enrollment Change 1972 - 1996			6-yr Avg
	Min	Max	Total	
Darrington	-7.66%	9.54%	0.27%	1.83%
Granite Falls	-7.03%	13.50%	3.89%	7.30%
Index	-47.06%	66.67%	6.16%	6.28%
Lakeview	-5.51%	9.75%	2.89%	89.6%
Sulam	-2.82%	12.55%	5.44%	232.9%
Adlington	-3.01%	7.02%	2.80%	91.7%
Lake Stevens	-3.51%	9.20%	3.23%	105.3%
Monroe	-2.11%	9.76%	3.14%	101.5%
Marysville	-1.33%	10.44%	4.15%	151.7%
Mukilteo	-4.68%	9.71%	2.85%	93.4%
Northshore (1)	-3.52%	17.72%	4.64%	175.6%
Snohomish	-1.70%	9.50%	2.60%	70.3%
Edmonds	-6.01%	5.35%	-0.82%	-18.5%
Beverly	-2.00%	8.02%	1.74%	47.7%
Northshore (2)	-0.75%	5.81%	2.53%	77.2%
County	-1.51%	7.77%	1.86%	92.7%

Table A-3

Annual Change in Total Historic Student Enrollment  
 Snohomish County School Districts  
 (Based on actual student enrollment as of the first school day in October.)

School District	Year																	Enrollment Change 1972 - 1996										
	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	Min	Max	Avg	Total	
Darlington	-17	13	-13	-3	-5	-30	-20	-28	2	16	-3	-40	46	-6	0	20	31	9	18	17	31	31	-4	-6	-40	46	1	28
Greene Fork	34	14	4	67	9	4	-28	32	31	67	-6	-70	125	24	35	60	17	58	135	89	85	113	144	-70	144	-45	1,042	
Index	-9	5	-8	5	1	2	3	-2	-2	7	2	1	2	14	6	-7	-14	5	-6	2	-7	14	14	-14	14	0	10	
Lakeview	73	25	-11	81	50	51	33	86	131	74	-43	9	155	19	59	109	35	2	122	80	51	114	27	-33	155	61	1,404	
Sullivan	20	23	19	58	-62	60	-99	66	-9	12	3	-22	85	101	69	94	12	12	147	71	77	57	50	-62	147	30	904	
Lake Stevens	55	188	-35	18	113	127	57	55	18	16	58	-58	190	185	207	47	178	145	105	151	149	78	112	-70	207	88	2,035	
Mt Rainier	66	3	-10	156	137	44	7	23	13	-13	25	-115	291	115	128	136	112	189	278	107	343	281	429	-115	429	126	2,905	
Stanwood	22	75	9	-16	116	43	14	18	30	68	31	-29	148	127	75	170	280	170	302	210	338	147	328	-60	272	106	2,432	
Marysville	-252	26	122	59	520	410	212	-67	48	189	261	-51	564	301	222	329	411	237	212	190	277	249	575	-252	575	210	5,044	
Mukilteo	21	50	48	239	542	350	239	66	-87	-41	157	-227	1,102	800	-116	453	1,391	916	425	882	895	347	588	-227	1,391	371	8,540	
Snohomish	-24	179	135	58	121	84	16	81	-75	53	214	-96	526	280	330	273	110	263	294	178	54	322	145	-96	526	164	3,764	
Edmonds	-749	-684	-1,078	-1,192	-1,288	-1,259	-452	-640	-1,134	-660	-147	-613	874	-7	597	564	402	702	644	178	54	322	145	-96	526	164	3,764	
Beverly	-150	115	-105	60	-185	-105	83	-3	315	134	356	-357	956	487	558	802	481	446	641	415	205	329	72	582	-367	806	2,815	5,591
Norfolk	350	450	300	700	430	368	175	-104	82	136	175	403	568	586	608	614	920	343	415	209	167	202	414	-104	414	367	4,449	
County	-493	512	-561	345	-410	291	300	-417	-532	174	1,656	-1,245	5,004	3,186	3,058	4,090	3,081	3,731	3,069	3,042	2,650	2,599	3,964	-1,245	5,004	1,741	40,952	

Source: Snohomish County Planning Dept., 311 Northshore School District #417. <http://www.cspk.net/edu/app/edata.html>

(1) Northshore School District includes both Snohomish and King County students.

**Table A-4**  
**Granite Falls School District**  
**Actual Student Enrollment By Grade Span, 1991 - 1996**  
 (Based on actual student enrollment on October 1, of each year)

School Type	Grade Level	School Year:					
		1991	1992	1993	1994	1995	1996
Elementary	K	114	107	122	142	121	155
	1	110	139	127	123	171	136
	2	112	127	138	133	137	172
	3	120	113	126	138	135	148
	4	112	137	126	146	158	151
	5	111	126	136	116	135	165
	6	108	123	122	129	129	143
Grades K-6 Headcount		787	872	897	927	986	1,070
Grades K-6 FTE (1)		730	819	836	856	926	993
Middle/Jr. High	7	93	109	117	133	135	129
	8	93	99	110	125	129	143
	Grades 7-8 Headcount	186	208	227	258	264	272
Sr. High	9	86	93	114	116	132	144
	10	62	84	91	101	114	131
	11	66	63	80	83	105	106
	12	58	60	59	68	65	87
Grades 9-12 Headcount		272	300	344	368	416	468
Grades K-12 Headcount		1,245	1,380	1,468	1,553	1,666	1,810
Grades K-12 FTE (1)		1,188	1,327	1,407	1,482	1,606	1,733

Source: OSPI

Notes:

(1) Assumes half-day attendance for kindergarten students.

**Table A-5**  
**Granite Falls School District**  
**Recent Enrollment Trends**  
**(Based on actual student enrollment as of October 1, of each year)**

School Type	School Year:										Total	Avg
	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000		
Elementary	787	872	897	927	986	1070					***	
Actual Change	***	85	25	30	59	84					283	
% Change	***	10.8%	2.9%	3.3%	6.4%	8.5%					36.0%	57 6.4%
Elementary FTE (1)	730	818.5	836	856	925.5	992.5					***	
Actual Change	***	88.5	17.5	20	69.5	67					262.5	
% Change	***	12.1%	2.1%	2.4%	8.1%	7.2%					36.0%	53 6.4%
Middle/Jr. High	186	208	227	258	264	272					***	
Actual Change	***	22	19	31	6	8					86	
% Change	***	11.8%	9.1%	13.7%	2.3%	3.0%					46.2%	17 8.0%
High School	272	300	344	368	416	468					***	
Actual Change	***	28	44	24	48	52					196	
% Change	***	10.3%	14.7%	7.0%	13.0%	12.5%					72.1%	39 11.5%
District Total	1245	1380	1468	1553	1666	1810					***	
Actual Change	***	135	88	85	113	144					565	
% Change	***	10.8%	6.4%	5.8%	7.3%	8.6%					45.4%	113 7.8%
District Total FTE (1)	1188	1326.5	1407	1482	1605.5	1732.5					***	
Actual Change	***	138.5	80.5	75	123.5	127					545	
% Change	***	11.7%	6.1%	5.3%	8.3%	7.9%					45.8%	109 7.9%

Source: OSPI

Notes:

(1) Assumes half-day attendance for kindergarten students.

**Table A-6**  
**Granite Falls School District**  
**Projected Student Enrollment 1996 - 2002**  
**(OSPI - Cohort Survival Model)**

School Type	Grade Level	School Year:							
		1996 (1)	1997	1998	1999	2000	2001	2002	
Elementary	K	153	152	160	167	174	182	189	
	1	135	175	174	183	192	200	209	
	2	172	143	186	185	194	204	213	
	3	147	175	146	189	188	197	208	
	4	152	167	199	166	215	214	224	
	5	164	152	167	199	166	215	214	
	6	143	170	158	174	207	173	223	
	Grades K-6 Headcount	1,066	1,134	1,190	1,263	1,336	1,385	1,480	
	Grades K-6 FTE (1)	990	1,058	1,110	1,180	1,249	1,294	1,386	
Middle/Jr. High	7	129	146	173	161	177	211	176	
	8	143	133	151	179	167	183	218	
	Grades 7-8 Headcount	272	279	324	340	344	394	394	
Sr. High	9	144	154	143	163	193	180	197	
	10	131	138	148	137	157	185	173	
	11	106	127	134	144	133	152	179	
	12	87	91	109	115	124	115	131	
	Grades 9-12 Headcount	468	510	534	559	607	632	680	
	Grades K-12 Headcount	1,806	1,923	2,048	2,162	2,287	2,411	2,554	
	Grades K-12 FTE (1)	1,730	1,847	1,968	2,079	2,200	2,320	2,460	

Source: OSPI

Notes:

- (1) Actual student enrollment as of October 1, 1996.
- (2) Assumes half-day attendance for kindergarten students.

**Table A-7  
Granite Falls School District  
Projected Annual Enrollment Change 1996 - 2002  
(Based on OSPI Cohort Survival Model)**

Enrollment Category	School Year							total 1996-02
	1996	1997	1998	1999	2000	2001	2002	
Elementary School	1,066	1,134	1,190	1,263	1,336	1,385	1,480	**
Actual Change From Previous Year	**	68	56	73	73	49	95	414
Percentage Change From Previous Year	**	6%	5%	6%	6%	4%	7%	39%
Elementary School	990	1,058	1,110	1,180	1,249	1,294	1,386	**
Actual Change From Previous Year	**	69	52	70	70	45	92	396.
Percentage Change From Previous Year	**	7%	5%	6%	6%	4%	7%	40%
Middle School	272	279	324	340	344	394	394	**
Actual Change From Previous Year	**	7	45	16	4	50	0	122
Percentage Change From Previous Year	**	3%	16%	5%	1%	15%	0%	45%
High School	468	510	534	559	607	632	680	**
Actual Change From Previous Year	**	42	24	25	48	25	48	212
Percentage Change From Previous Year	**	9%	5%	5%	9%	4%	8%	45%
Total School District (K - 12)	1,806	1,923	2,048	2,162	2,287	2,411	2,554	**
Actual Change From Previous Year	**	117	125	114	125	124	143	748
Percentage Change From Previous Year	**	6%	7%	6%	6%	5%	6%	41%
District Total (K - 12 FTE)	1,730	1,847	1,968	2,079	2,200	2,320	2,460	**
Actual Change From Previous Year	**	118	121	111	122	120	140	730
Percentage Change From Previous Year	**	7%	7%	6%	6%	5%	6%	42%

Source: OSPI, Shockey/Brent, Inc.

**Table A-8**  
**Granite Falls School District**  
**Average Percentage Enrollment By Grade Span**  
**(Based on Actual and Projected FTE Student Enrollment Trends, OSPI)**

Enrollment by Grade Span	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Elementary (K-6)	730	819	836	856	926	993	1,058	1,110	1,180	1,249	1,294	1,386
Middle School (7-8)	186	208	227	258	264	272	279	324	340	344	394	394
High School (9-12)	272	300	344	368	416	468	510	534	559	607	632	680
<b>Total:</b>	<b>1,188</b>	<b>1,327</b>	<b>1,407</b>	<b>1,482</b>	<b>1,606</b>	<b>1,733</b>	<b>1,847</b>	<b>1,968</b>	<b>2,079</b>	<b>2,200</b>	<b>2,320</b>	<b>2,460</b>

Percentage by Grade Span	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Elementary (K-6)	61.45%	61.70%	59.42%	57.76%	57.65%	57.29%	57.28%	56.40%	56.75%	56.77%	55.78%	56.33%
Middle School (7-8)	15.66%	15.68%	16.13%	17.41%	16.44%	15.70%	15.11%	16.46%	16.36%	15.64%	16.98%	16.02%
High School (9-12)	22.90%	22.62%	24.45%	24.83%	25.91%	27.01%	27.61%	27.13%	26.89%	27.59%	27.24%	27.65%
<b>Total</b>	<b>100%</b>											

Average Percentage By Grade Span	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Elementary (K-6)	57.88%											
Middle School (7-8)	16.13%											
High School (9-12)	25.99%											
<b>Total</b>	<b>100%</b>											

Source: OSPI

Table A-9  
 Granite Falls School District  
 Projected FTE Student Enrollment 1990 - 2016  
 (Based on Snohomish County Distribution of OFM Population Projection)

	1990	1993	1994	1995	1996*	1997	1998	1999	2000	2001	2002	2003	2004	2005	2008	2012	2013	2014	2015	2016
Granite Falls Town	1061	1284			1536 *	1588,013	1641,787	1697,382	1754,859	1814,283	1875,719	1939,235	2004,902	2072,793	2,142,983	2835	2931	3030,251	3132,862	3238,949
Population	6,742	7,698	7,883	8,407	8,966;	9,528	9,851	10,184	10,529	10,886	11,254*	11,635	12,029	12,437	12,858	17,010	17,586	18,182	18,797	19,434
FTE Student Enrollment	1,188	1,407	1,482	1,606	1,730	1,838	1,901	1,965	2,032	2,100	2,172	2,245	2,321	2,400	2,481	3,292	3,393	3,508	3,627	3,750

\* Actual FTE student enrollment (October 1, 1996).

1996 FTE Student:Population Ratio = 17.62% 18.28% 18.80% 19.10% 19.25%

5-Year Change in FTE Enrollment 1996 - 2002:

Actual = 442  
 Percentage = 31.4%

Year 2016 FTE Student Enrollment Estimated by Grade Span

Grade Span	% of Total Enrollment	FTE Enrollment
Elementary (K-6)	57.86%	2,171
Middle School (7-8)	16.13%	605
High School (9-12)	25.99%	974
Total		3,750

Year 2016 Projected Change Over Existing 1996 FTE Enrollment Level:

Actual = 2,020  
 Percentage = 143.6%

2,460 = OSPI projected enrollment for 2002

21.86% = OSPI projected student:population ratio for 2002

STATE OF WASHINGTON  
 SUPERINTENDENT OF PUBLIC INSTRUCTION  
 OLYMPIA

DETERMINATION OF PROJECTED ENROLLMENTS

BY COHORT SURVIVAL KK LINEAR PROJECTION

GRANITE FALLS DISTRICT NO. 332 SNOHOMISH COUNTY NO. 31

---ACTUAL ENROLLMENTS ON OCTOBER FIRST--- AVER. Z -----PROJECTED ENROLLMENTS---

	91	92	93	94	95	96	97	98	99	00	01	02
KINDERGARTEN	174	107	122	142	121	153	152	160	167	174	182	189
GRADE 1	110	139	127	123	171	135	175	174	183	192	200	209
GRADE 2	112	127	138	133	137	172	143	186	185	194	204	213
GRADE 3	120	113	126	138	135	147	175	146	189	188	197	208
GRADE 4	112	137	126	146	158	152	167	199	166	215	214	224
GRADE 5	111	126	136	116	135	164	152	167	199	166	215	214
GRADE 6	108	123	122	129	129	143	170	158	174	207	173	223
K-6 HEADCOUNT	787	872	897	927	986	1,066	1,134	1,190	1,263	1,336	1,385	1,480
K-6 W/K @ 1/2	730	819	836	856	926	990	1,058	1,110	1,180	1,249	1,294	1,386
GRADE 7	93	109	117	123	135	129	146	173	161	177	211	176
GRADE 8	93	99	110	125	129	143	133	151	179	167	183	218
7-8 HEADCOUNT	186	208	227	258	264	272	279	324	340	344	394	394
GRADE 9	86	93	114	116	134	144	154	143	163	193	180	197
GRADE 10	82	86	91	101	114	131	130	148	137	157	185	173
GRADE 11	66	63	80	83	105	106	127	134	144	133	152	179
GRADE 12	58	60	59	68	65	87	91	109	115	124	115	131
9-12 HEADCOUNT	272	300	344	368	410	468	510	534	559	607	632	680
K-12 HEADCOUNT	1,245	1,300	1,468	1,553	1,666	1,806	1,923	2,048	2,162	2,287	2,411	2,554
K-12 W/K @ 1/2	1,188	1,327	1,407	1,482	1,608	1,730	1,847	1,968	2,079	2,200	2,320	2,460

**APPENDIX B**  
**GRANITE FALLS SCHOOL DISTRICT**  
**SCHOOL FACILITY CAPACITY ANALYSIS**

Table B-1						
Granite Falls School District						
School Capacity Inventory						
School Name	Site Size (acres)	Bldg. Area (Sq. Ft.)	Teaching Stations	Student Capacity	Year Built or Last Remodel	Potential for Expansion of Perm. Facility
Mountain Way Elem	10.0	50,739	23	575	1989	no
Monte Cristo Elem	40.0	49,995	22	550	1995	yes
GF Middle	18.0	37,268	17	314	1938	yes
GF High	18.0	56,242	12	323	1967	yes
Total				1,762		
Source: OSPI, Granite Falls School District						
Middle School and High School Share same campus.						
High School has 4 portables with 23 students each = 92 students						

**APPENDIX C**  
**GRANITE FALLS SCHOOL DISTRICT**  
**SCHOOL IMPACT FEE CALCULATIONS**

Single Family Unit

Site Acquisition Cost

		Acres					
Elem	10.00	x cost/acre	45,000.00	/ capacity of students	600.00	x student factor	0.32 = 240.00
MS	0.00		45,000.00		600.00		0.09 0.00
HS	0.00		45,000.00		800.00		0.15 0.00

School Construction Cost

Elem	0.00			/ capacity of students	600.00	x student factor	0.32 0.00
MS	5,600,000.00			/ capacity of students	600.00	x student factor	0.09 821.33
HS	19,000,000.00			/ capacity of students	800.00	x student factor	0.15 3,586.25

Relocatable Facilities Cost

Elem	120,000.00	x value of	1.50	/facility size	54.00	x student factor	0.32 1,066.67
MS	60,000.00	x value of	1.50	/facility size	27.00	x student factor	0.09 293.33
HS	180,000.00	x value of	1.50	/facility size	81.00	x student factor	0.15 503.33

Subtotal

Elem							1,306.67
MS							1,114.67
HS							4,089.58

Less: Credits

State Match Credit

Elem	0.00			/ capacity of students	600.00	x student factor	0.32 0.00
MS	1,300,000.00			/ capacity of students	600.00	x student factor	0.09 190.67
HS	5,600,000.00			/ capacity of students	800.00	x student factor	0.15 1,057.00

Tax Payment Credit

Elem							0.00
MS							0.00
HS							0.00

Elective Adjustment

Elem							0.00
MS							0.00
HS							0.00

Total Credits

Elem							0.00
MS							190.67
HS							1,057.00

Total Costs less Total Credits

Elem							1,306.67
MS							924.00
HS							3,032.58

TOTAL IMPACT MITIGATION FEE

5,263.25

Multi-Family Unit (1 bedroom)

Site Acquisition Cost

	Acres							
Elem	10.00	x cost/acre	45,000.00	/ capacity of students	600.00	x student factor	0.05	= 34.50
MS	0.00		45,000.00		600.00		0.01	0.00
HS	0.00		45,000.00		800.00		0.02	0.00

School Construction Cost

Elem	0.00			/ capacity of students	600.00	x student factor	0.05	0.00
MS	5,600,000.00			/ capacity of students	600.00	x student factor	0.01	121.33
HS	19,000,000.00			/ capacity of students	800.00	x student factor	0.02	522.50

Relocatable Facilities Cost

Elem	120,000.00	x value of	1.50	/facility size	54.00	x student factor	0.05	153.33
MS	60,000.00	x value of	1.50	/facility size	27.00	x student factor	0.01	43.33
HS	180,000.00	x value of	1.50	/facility size	81.00	x student factor	0.02	73.33

Subtotal

Elem								187.83
MS								164.67
HS								595.83

Less: Credits

State Match Credit

Elem	0.00			/ capacity of students	600.00	x student factor	0.05	0.00
MS	1,300,000.00			/ capacity of students	600.00	x student factor	0.01	28.17
HS	5,600,000.00			/ capacity of students	800.00	x student factor	0.02	154.00

Tax Payment Credit

Elem								0.00
MS								0.00
HS								0.00

Elective Adjustment

Elem								0.00
MS								0.00
HS								0.00

Total Credits

Elem								0.00
MS								28.17
HS								154.00

Total Costs - Total Credits

Elem								187.83
MS								136.50
HS								441.83

TOTAL IMPACT MITIGATION FEE

766.17

Multi-Family Unit (2 bedroom+) 0.00

Site Acquisition Cost

Acres									
Elem	10.00	x cost/acre	45,000.00	/ capacity of students	600.00	x student factor	0.23	=	171.75
MS	0.00		45,000.00		600.00		0.06		0.00
HS	0.00		45,000.00		800.00		0.11		0.00

School Construction Cost

Elem	0.00			/ capacity of students	600.00	x student factor	0.23		0.00
MS	5,600,000.00			/ capacity of students	600.00	x student factor	0.06		588.00
HS	19,000,000.00			/ capacity of students	800.00	x student factor	0.11		2,565.00

Relocatable Facilities Cost

Elem	120,000.00	x value of	1.50	/facility size	54.00	x student factor	0.23		763.33
MS	60,000.00	x value of	1.50	/facility size	27.00	x student factor	0.06		210.00
HS	180,000.00	x value of	1.50	/facility size	81.00	x student factor	0.11		360.00

Subtotal

Elem									935.08
MS									798.00
HS									2,925.00

Less: Credits

State Match Credit

Elem	0.00			/ capacity of students	600.00	x student factor	0.23		0.00
MS	1,300,000.00			/ capacity of students	600.00	x student factor	0.06		136.50
HS	5,600,000.00			/ capacity of students	800.00	x student factor	0.11		756.00

Tax Payment Credit

Elem									0.00
MS									0.00
HS									0.00

Elective Adjustment

Elem									0.00
MS									0.00
HS									0.00

Total Credits

Elem									0.00
MS									136.50
HS									756.00

Total Costs - Total Credits

Elem									935.08
MS									661.50
HS									2,169.00

TOTAL IMPACT MITIGATION FEE

3,765.58

**APPENDIX D**  
**GRANITE FALLS SCHOOL DISTRICT**  
**SUPPORTING DOCUMENTATION FOR IMPACT FEE CALCULATIONS**

Acres	Construction	Portables	P Cost	State Match Amount	Bldg Student Capacity	P Student Capacity
Elem	10	-	60000	-	600	27
MS	0	5,600,000	1	1,300,000	600	27
HS	0	19,000,000	3	5,600,000	800	27

	Elem	MS	HS	Total
Enrollment 1996	990	272	468	1,730
% of Enrollment	57.23%	15.72%	27.05%	100.00%
Single Family	0.320	0.088	0.151	0.56
Multi-Family 1	0.046	0.013	0.022	0.08
Multi-Family 2	0.229	0.063	0.108	0.40

# LANDVALUE CHART

SQ. FEET	ACRES	SEPTIC WELL		SEPTIC PUBLIC WATER		SEWERS OLDER NEIGHBORHOODS		RIVERFRONT WELL	
		PER AC	CONTRIB	PER AC	CONTRIB	PER AC	CONTRIB	PER AC	CONTRIB
5,400	0.12					28500			
6,500	0.15			21500		30500			
7,800	0.18			23000		32500			
9,100	0.21	23500		24500		34500			
10,500	0.24	24000		26000		36000			
13,100	0.30	27000		28000		37500			
15,700	0.36	29000		30000		39000			
21,000	0.48	31000		32500		40000			
26,100	0.60	33000		35000		41000			
31,400	0.72	34000		37000		42000			
36,600	0.84	35000		39000		43000			
41,800	0.96	36000		41000		44000			
		PER AC	CONTRIB	PER AC	CONTRIB	PER AC	CONTRIB	PER AC	CONTRIB
<i>Acreage is high bank</i>									
1-ACRE		36,000		41,000		45,000		42,000	
2-ACRE		20,000	4,000	25,000	9,000	37,000	29,000	26,000	10,000
3-ACRE		14,500	3,500	18,000	4,000	33,000	25,000	19,000	5,000
4-ACRE		12,000	4,500	14,500	4,000	29,000	17,000	15,000	3,000
5-ACRE		11,000	7,000	13,000	7,000	26,000	14,000	12,600	3,000
10-ACRE		8,500	6,000	10,500	8,000	23,000	20,000	10,000	7,400
20-ACRE		6,500	4,500	7,000	3,500	23,000	23,000	8,000	6,000
40-ACRE		5,500	4,500	6,000	5,000	20,000	17,000	7,000	6,000

*BASED ON 95-96  
SACES.*

**EXCEPTIONS:**

- 243006 (4594,4595) Granite Park 1 & 2 campsites value interior lots @ \$3,500-\$6,000 and riverfront lots @ \$11,000-\$17,000.
- 243006 (6174) Wood River value interior lots @ septic/well benchmark and riverfront lots @ 1.15% of septic/well benchmark.
- 113006 (4064, 4299, 6223, 7316) Cedar Lane Estates 1-4 and (6045) Valley View Tracts value interior lots @ \$24,000-\$30,000 and riverfront lots @ \$26,000-\$30,000.
- 123005 (4802) Indian Summer Park, value interior lots @ \$24,000-\$30,000 and riverfront lots @ \$26,000-\$30,000.
- 133006 (8446) Saratoga Div. 1 value lots @ \$42,000.
- 133006 (7981) Pilchuck Homesites and (8339) Granite Ridge value non-view lots @ \$42,000 and view lots @ \$45,000-\$47,000.
- 183007 (7825) Paradise Park 3 and (8008, 8094) Alpine Vista 1 & 2 value lots @ \$42,000.
- 183007 (5277, 6335) Paradise Park 1 & 2 value lots @ \$40,000.
- 133006 SW1/4 Pilchuck River acreage value @ 1.20% of low bank riverfront/well benchmark.

**COMMENTS:**

- Benchmarks are for good land with good access. Values should be adjusted for differences in access, topography or shape.
- Riverfront: Site values are for low bank.  
Acreage values are for high bank. Adjust medium bank @ 1.05% and low bank @ 1.10% (acreage only).  
Views from high bank riverfront properties are assumed to be average. Adjust for inferior or superior view situations.
- View: Fair @ 1.05 Average @ 1.15 Good @ 1.25
- No perc @ 33% Benchmark.
- Powerline: @ \$1,000. per acre. Adjacent to powerline @ 95%

**APPENDIX E**  
**GRANITE FALLS SCHOOL DISTRICT**  
**MODEL IMPACT FEE ORDINANCE**  
**(PENDING)**

**INTERLOCAL AGREEMENT  
BETWEEN CITY OF GRANITE FALLS  
AND GRANITE FALLS SCHOOL DISTRICT NO. 332**

THIS AGREEMENT made and entered into this 25 day of July, 1998, by and between the City of Granite Falls (hereafter "City"), and Granite Falls School District No. 332 (hereafter "District"), both of which are municipal corporations located in an existing under the laws of the State of Washington.

The City has established Ordinance No. 599, which enables the Collection of impact fees on residential development for common school facilities; provides for establishment of administrative procedures including refund mechanisms and appeals, creation of a school impact fee account; and adopting a formula for calculation of fees as authorized by the Growth Management Act of 1990 (RCW 36.70A).

Ordinance No. 599 further provides that the City and the District shall, by interlocal agreement, provide that the City shall impose and the School District shall collect impact fees and establish and maintain separate accounts for expenditures of fees in a timely fashion on appropriate capital accounts, as required by RCW Ch 82.02.

The Ordinance further requires that the interlocal agreement shall provide for the establishment of accounts and for maintenance of records for the accounts, and for an agreement which will specify the fees the City shall charge the School District for supervision administration of the fees authorized by ordinance.

The City and the District, pursuant to the requirements of Ordinance No. 599, and the furtherance of the objectives of said Ordinance, therefore mutually agree as follows:

1. PURPOSE. The purpose of his agreement is to set forth mutual obligations and rights of the City and the District with respect to collection and expenditure of impact fees.
2. DURATION. This agreement shall become effective immediately upon the signing of all parities and shall be automatically renewed annually or until agreement is terminated.

Either party may terminate the agreement by providing 120 days written notice to the other. The interlocal shall remain in affect for at least one (1) year after termination for refund purposes only or until such time as all unexpected or unencumbered funds are refunded and returned pursuant to RCW 82.02.080(2).

3. CITY RESPONSIBILITY. The City will impose the impact fee and provide the applicant with School Impact Fee Record Payment form (copy attached). The applicant will contact the School District. The District will determine and collect the fees pursuant to Ordinance.

4. SCHOOL DISTRICT RESPONSIBILITY. The School District shall establish an Impact Fee Account pursuant to RCW 82.02.070(1). Impact fee receipts shall be reviewed annually. The District shall annually, by \_\_\_\_\_, report on RCW 82.02.070(1). The City Council shall review and adopt the District Report. If the Council finds that the District did not comply with RCW 82.020.70 (1) the Council shall send a written request of explanation and corrections by the District. The District shall correct the error and report in writing to the Council.

5. REFUNDS. Refunds shall be pursuant to RCW 82.02.080 and Granite Falls City Ordinance No. 599.

6. DISPUTE RESOLUTION PROCEDURE. Any dispute between the District and the City shall be submitted to arbitration pursuant to the Arbitration Rules of Snohomish County Superior Court.

7. HOLD HARMLESS. The District shall indemnify and hold the City harmless for all costs and attorney fees associated with challenges to the fee amounts, the calculations and formula regarding impact fees, Requests for Credit under Section 5 of Ordinance No. 599, Independent Fee Calculations under Section 13 of Ordinance No. 599, the District Capital Facilities Plan, the record keeping by the District, the expenditure of funds collected, and for Request for Refunds under Section 5 of this Ordinance.

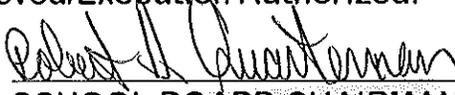
IN WITNESS WHEREOF the parties have executed this Agreement as of the date and year above written.

GRANITE FALLS SCHOOL DISTRICT NO. 332

BY:   
SCHOOL SUPERINTENDENT

Date: 7/25/98

Approved/Execution Authorized:

BY:   
SCHOOL BOARD CHAIRMAN

Date: 7/25/98

CITY OF GRANITE FALLS

BY: \_\_\_\_\_  
MAYOR

Date: \_\_\_\_\_

Attest:

By: \_\_\_\_\_  
CITY CLERK

Date: \_\_\_\_\_

Approved as to form:

BY: \_\_\_\_\_  
CITY ATTORNEY

Date: \_\_\_\_\_

Approved as to form:

BY: \_\_\_\_\_  
ATTORNEY FOR GRANITE FALLS  
SCHOOL DISTRICT

Date: \_\_\_\_\_

GRANITE FALLS SCHOOL DISTRICT NO. 332

BY: \_\_\_\_\_  
SCHOOL SUPERINTENDENT

Date: \_\_\_\_\_

Approved/Execution Authorized:

BY: \_\_\_\_\_  
SCHOOL BOARD CHAIRMAN

Date: \_\_\_\_\_

CITY OF GRANITE FALLS

BY: Gella R Morris  
MAYOR

Date: 7-25-98

Attest:

By: Gerry James  
CITY CLERK

Date: 7-25-98

Approved as to form:

BY: Cheryl L Buyer  
CITY ATTORNEY

Date: 7-25-98

Approved as to form:

BY: \_\_\_\_\_  
ATTORNEY FOR GRANITE FALLS  
SCHOOL DISTRICT

Date: \_\_\_\_\_

**GRANITE FALLS SCHOOL DISTRICT NO.332**

**AUTHORIZATION TO ISSUE BUILDING PERMIT & IMPACT FEE  
PAYMENT RECORD**

---

site address	date
owners name	owners authorized agent
address	address
city/state/zip	city/ state/zip
telephone	telephone

\*\*\*\*\*

*Proposal for credit pursuant to Granite Falls Ordinance No.599*

**Credit Authorized:** yes \_\_\_ no \_\_\_

*Proposal for Independent Fee Calculation pursuant to Granite Falls Ordinance No. 599*

**Independent Fee Calculation authorized:** yes \_\_\_ no \_\_\_

**Total Number of new single-family units:** \_\_\_\_\_

**Fee per unit:** \_\_\_\_\_

**Total Number of new multi-family units:** \_\_\_\_\_

**Fee per unit:** \_\_\_\_\_

**TOTAL School Impact Fee:** \_\_\_\_\_

\_\_\_\_\_  
**Date paid**

\_\_\_\_\_  
**Received by:**

**Authorized Agent of School District**